




TOURISM/ECONOMY FOCUS

WHAT RECOMMENDATIONS SUPPORT THE ECONOMY AND TOURISM?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Maintain flexibility in the design and scale of new development in mixed-use districts Establish regulatory incentives for commercial/industrial development (or spaces within mixed-use developments) that are deed restricted to prevent redevelopment into non-employment uses Continue allowances for small scale commercial uses to support areas of primarily residential areas 	<ul style="list-style-type: none"> Enable the creation of Business Improvement District(s) Establish a commercial/industrial preservation program for local businesses that includes community/non-profit ownership of commercial space Facilitate the creation of employer-sponsored housing
 <p>RETAIL CORE</p>	<ul style="list-style-type: none"> Maintain existing height incentives for hotels (up to five stories) and community housing (up to four stories) Continue to require ground floor commercial space/activation Expand the boundary of the Retail Core 	<ul style="list-style-type: none"> Develop an adaptive re-use incentive program
 <p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Re-work height and density allowances to better balance preferred commercial uses and community housing Simplify restrictions on commercial uses to allow more flexibility in new developments 	
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Simplify restrictions on work/live and multi-family developments to support creation of community housing Expand allowances for small-scale retail and commercial services/food trucks Remove minimum height on ground floor of multi-story buildings if used for light industrial space Remove self-storage facilities as a permitted use 	<ul style="list-style-type: none"> Implement more proactive enforcement of personal storage violations that do not comply with allowed uses

CHARACTER FOCUS

WHAT RECOMMENDATIONS SUPPORT AND ENHANCE KETCHUM'S CHARACTER?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>MIXED-USE AREAS (ALL)</p>	<ul style="list-style-type: none"> Strengthen design review criteria (in conjunction with design guidelines) 	<ul style="list-style-type: none"> Adopt location-specific design guidelines that establish basic parameters for: building orientation, building massing and form, building articulation, building materials, roof forms, and public gathering spaces, particularly for new or redevelopment next to historic buildings
 <p>RETAIL CORE</p>	<ul style="list-style-type: none"> Incentivize the adaptive reuse of existing buildings (not just those on the historic register) Reduce height and FAR allowances to limit the scale and intensity of new developments Eliminate height incentive for hotels Continue to require ground floor commercial space/activation 	<ul style="list-style-type: none"> Establish a commercial facade/building improvement grant program for designated Historic buildings Establish a legacy business program to showcase longtime Ketchum businesses Expand historic preservation focus to encourage the rehabilitation/adaptive reuse of historic structures and the listing of eligible properties on the city, state, or national register
 <p>COMMUNITY MIXED-USE</p>	<ul style="list-style-type: none"> Retain height and FAR allowances to offset proposed reductions in the Retail Core Eliminate height incentive for hotels 	
 <p>MIXED-USE ACTIVITY CENTERS</p>	<ul style="list-style-type: none"> Maintain current height and density allowances/incentives 	
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none"> Expand allowance for a range of housing options to reduce pressure for housing in other areas Eliminate or minimize design review requirements Re-evaluate development standards (setbacks and lot coverage) to maintain current patterns of development 	

CHARACTER FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Maintain larger lot sizes and lower densities to reinforce established patterns of lower-density housing types ▪ Establish city right-of-way standards in alignment with neighborhood character ▪ Re-evaluate setbacks and lot coverage requirements to encourage new or redevelopment characteristic of what exists today or more moderate increases in intensity ▪ Strengthen hillside development regulations 	<ul style="list-style-type: none"> ▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ▪ Expand designation of historic buildings in residential areas
 <p>MEDIUM-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Strengthen hillside development regulations 	<ul style="list-style-type: none"> ▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ▪ Expand designation of historic buildings in residential areas
 <p>HIGH-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> ▪ Maintain open space requirements to encourage multi-family development characteristic of what was built in Ketchum between 1990 and 2010 (multiple buildings surrounded by common open space) ▪ Establish maximum unit sizes 	<ul style="list-style-type: none"> ▪ Adopt location-specific design guidelines to reinforce the distinctive characteristics of Ketchum’s residential neighborhoods ▪ Expand designation of historic buildings in residential areas



WHAT RECOMMENDATIONS SUPPORT HOUSING CHOICE AND AFFORDABILITY?



WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
<p>RESIDENTIAL NEIGHBORHOODS (ALL)</p>	<ul style="list-style-type: none"> Allow for smaller lot sizes to support recommended density ranges and housing types and incentivize community housing Expand allowances for ADUs (two ADUs per single-family detached; one ADU per duplex or townhome, depending on lot size) with off-street parking Allow existing homes to be subdivided into two or more units with off-street parking Establish minimum/maximum unit sizes Increase building coverage for community housing 	<ul style="list-style-type: none"> Continue to advance the priorities identified as part of the Housing Action Plan: <ul style="list-style-type: none"> Secure additional public and private sites for community housing developments Expand funding for community housing including additional Local Action Tax (LOT) revenues Maintain and periodically reevaluate funding for Lease to Locals and Ownership and Preservation programs Re-evaluate the parameters of the FAR Density Bonus program
<p>LOW-DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> Establish a maximum unit size for single-family detached development and require a fee-in-lieu contribution to the community housing fund for homes that exceed a certain size Restrict creation of new single-family detached homes in MDR 	<ul style="list-style-type: none"> Expand funding for current ADU incentive program (offsets or waives water and wastewater connection fees) Collaborate with neighborhood organizations and HOAs to remove restrictions on the development of ADUs and subdivision of lots Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes) Develop pre-approved plans and streamline approval process for new ADUs
<p>MEDIUM-DENSITY RESIDENTIAL</p>		

PRIORITY 3

HOUSING FOCUS

WHERE WOULD THEY APPLY?	REGULATIONS OR INCENTIVES	NEW TOOLS/PROGRAMS
 <p>HIGH-DENSITY RESIDENTIAL</p> <p>MIXED-USE AREAS (GENERALLY)</p>	<ul style="list-style-type: none">• Restrict the creation of new single-family detached homes and duplexes• Re-evaluate the FAR Density Bonus program to increase community housing in new developments• Allow for limited supporting services (retail, personal services, office)• Maintain existing employee housing requirements for hotels• Maintain height/intensity incentives for community housing• Adjust FAR formula to increase yield of community housing	<ul style="list-style-type: none">• Develop preservation program to preserve and protect naturally occurring community housing (ex: older condo complexes)• Facilitate the creation of employer-sponsored housing
 <p>MIXED-USE INDUSTRIAL AREA</p>	<ul style="list-style-type: none">• Remove special approval requirements for developments with all or mostly community housing units• Allow work/live units by right if unit is rented to a local worker, not just the owner or employee of a business• Simplify residential unit calculations• Allow for the individual sale of community housing units• Allow for a greater percentage of buildings to be residential provided the ground floor remains industrial	