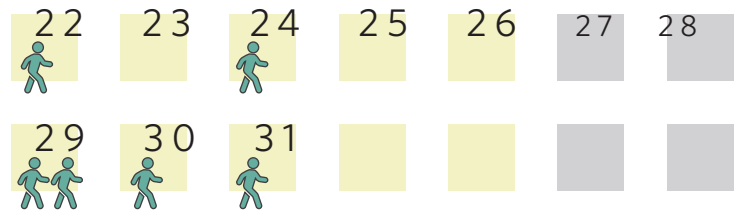


JOIN US FOR A WALKING TOUR!

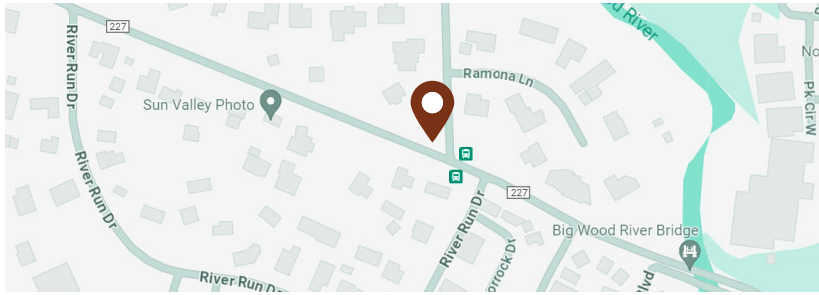


The city is hosting neighborhood walking tours to inform the Cohesive Ketchum: Comprehensive Plan Update process. The tours will build an understanding of how current policies and regulations influence how the city changes and provide the opportunity to hear from the community about the character and scale of buildings in different neighborhoods.

JULY 2024



PARKING IS EXTREMELY LIMITED AT MEETING LOCATIONS.
Please plan to walk, bike, or ride the bus.

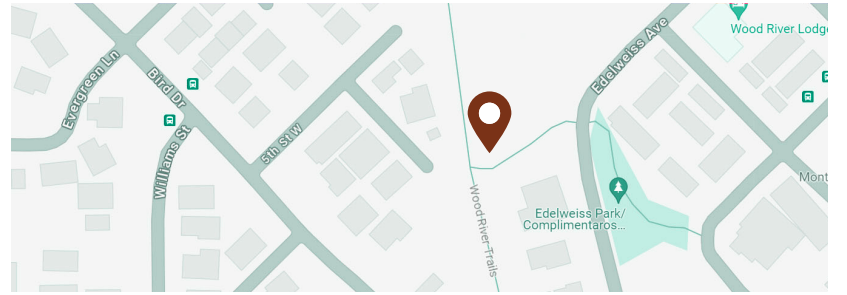


WARM SPRINGS RESIDENTIAL NEIGHBORHOODS

MONDAY, JULY 22 | 6:00PM - 7:30PM

Meeting Location: Intersection of East Canyon Run Boulevard and Warm Springs Road

Mountain Rides: Blue Route

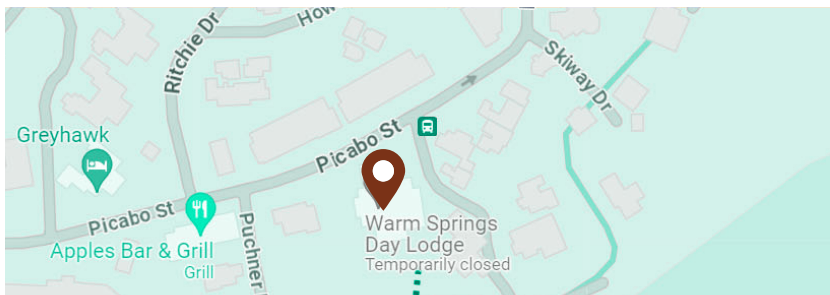


WEST KETCHUM RESIDENTIAL NEIGHBORHOODS

WEDNESDAY, JULY 24 | 6:00PM - 7:30PM

Meeting Location: Bike Path and 4th Street

Mountain Rides: Blue & Valley Routes

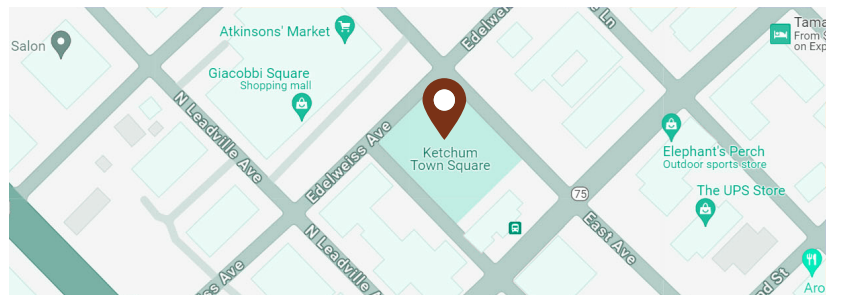


WARM SPRINGS BASE AREA

MONDAY, JULY 29 | 10:00AM - 11:30AM

Meeting Location: Warm Springs Lodge—201 Picabo Street

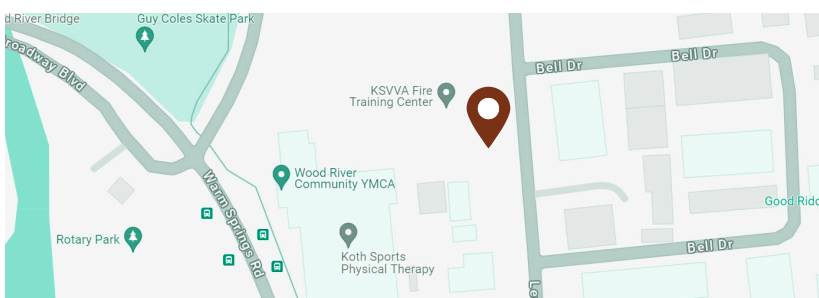
Mountain Rides: Blue Route



DOWNTOWN

MONDAY, JULY 29 | 5:30PM - 7:00PM

Meeting Location: Ketchum Town Square
480 E 4th Street

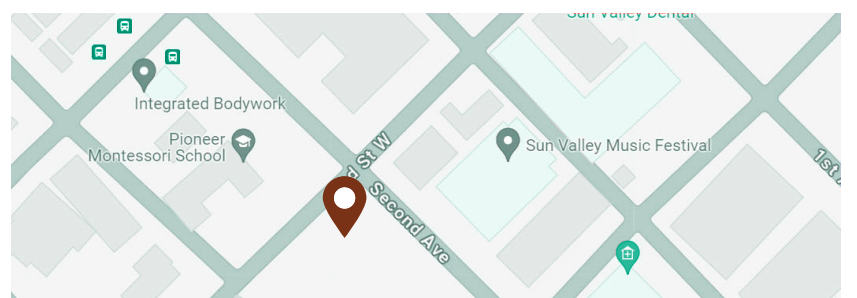


LIGHT INDUSTRIAL DISTRICTS

TUESDAY, JULY 30 | 10:00AM - 11:30AM

Meeting Location: Ketchum Recycling Center at 215 Lewis Street

Mountain Rides: Blue & Valley Routes



2ND AVENUE TRANSITION AREA

WEDNESDAY, JULY 31 | 6:00PM - 7:30PM

Meeting Location: Southwest Corner of 2nd Avenue & 2nd Street directly south of the Pioneer Montessori School

Mountain Rides: Blue & Valley Routes



RESERVATIONS ARE APPRECIATED. REGISTER FOR THE KETCHUM WALKING TOURS [HERE](#)



Warm Springs Residential Walking Tour Housing & Community Character

Residential and Accessory uses in the Limited Residential zone:

- Single family homes
- ADU's
- Guesthouses

Limited Residential Building Dimensional Standards

Min. Lot Size: 9,000 sf

Min. Lot Width: 80' average

Max Building Height: 35'

Max. Building Coverage: 35%

Lot Set-Backs:

Front: 15' **Rear:** 20'

Sides: the greater of 10' or 1' for every 2' of building height

Community Character & Housing

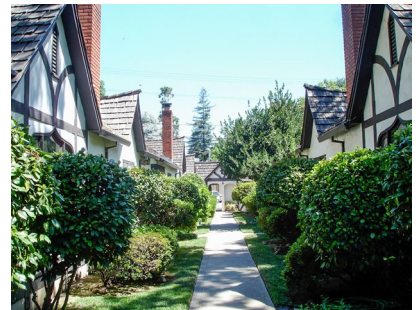
Q: What physical items influence the experience as you walk down the street?

Q: What would need to be true to support duplexes/triplexes and additional ADUs in these areas?

Q: Should the city consider more specific design guidelines to influence architectural style?



attached duplexes



cottage courtyards



ADU examples

**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

West Ketchum Residential Walking Tour Housing & Community Character

Residential and Accessory uses in the Limited Residential & General Residential-Low Density zone: Single family homes, ADU's, and Guesthouses
General Residential-Low Density also permits: Multi-family Homes (2 units max.)

Limited Residential Building Dimensional Standards
Min. Lot Size: 9,000 sf
Min. Lot Width: 80' average
Max Building Height: 35'
Max. Building Coverage: 35%
Lot Set-Backs: Front: 15' Rear: 20' Sides: the greater of 10' or 1' for every 2' of building height

General Residential-Low Density Building Dimensional Standards
Min. Lot Size: 8,000 sf +4,000 sf for each unit past 2 in PUD's
Min. Lot Width: 80' average
Max Building Height: 35'
Max. Building Coverage: 35%
Lot Set-Backs: Front: 15' Back: 15' Sides: the greater of 5' or 1' for every 3' of building height

Community Character

- Q: What physical items influence the experience as you walk down the street?
- Q: What would need to be true to support 3 and 4 units on a lot in the same building or in separate buildings in this area?
- Q: What would need to be true to support smaller lot sizes in this area?



**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*



West Ketchum Residential Walking Tour Housing & Community Character

Residential and Accessory uses in the General Residential-High Density zone:

- Single family homes
- Multi-family homes
- ADU's
- Guesthouses

General Residential-High Density Building Dimensional Standards

Min. Lot Size: 8,000 sf

Min. Lot Width: 80' average

Max Building Height: 35' (steep pitch = 44')

Max. Building Coverage: FAR requirements

Min. Open Space: 35%

Lot Set-Backs:

Front: 15' **Back:** the greater of 15' or 1' for every 3' of building height

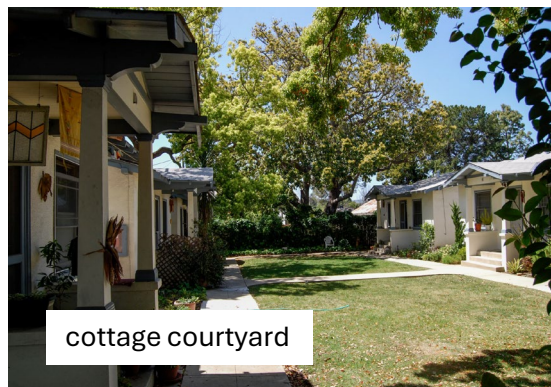
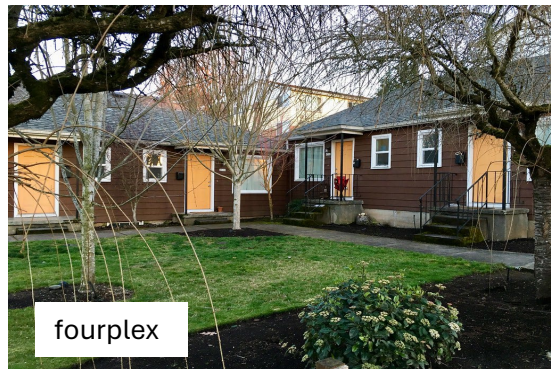
Sides: the greater of 5' or 1' for every 3' of building height
Single family set back is 10'

Community Character

Q: What physical items influence the experience as you walk down the street?

Q: Should the city consider more specific design guidelines to influence architectural style?

Q: Should this area still permit new single-family homes?



**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

Warm Springs Base Area Walking Tour

Community Character, Economy & Housing

Warm Springs Base Area Overlay District

The intent of this zoning district is to:

- Provide a unique experience based on the specific geography and community characteristics of the Warm Springs Base Area.
- Build on the existing village character.
- Expand the variety of uses and users.
- Stimulate year-round activity.
- Enhance connectivity between uses.
- Maintain key public view.
- Promote open space and connections to nature.



Warm Springs Base Area Desired Uses:

- Hotel & Lodging
- Meeting & Conference Spaces
- Offices
- Restaurant & Retail
- Ski Industry Related Nonprofit
- Ski Storage (incorporated with retail space)
- Community housing

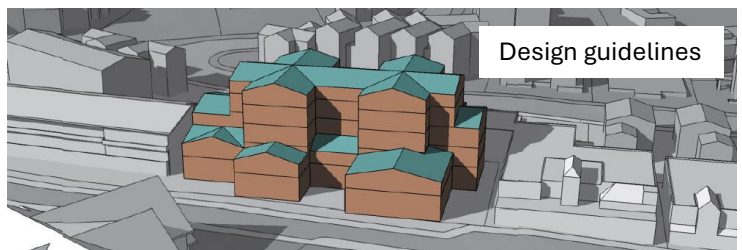
Community Character & Economy

Q: What physical items influence the experience as you walk down the street?

Q: Should the city continue to encourage more year-round commercial activity in the Warm Springs Base Area?



Current commercial



Design guidelines



Past commercial vibrancy



Past commercial vibrancy



**COHESIVE
KETCHUM**
Comprehensive Plan & Code Update

Warm Springs Base Area Walking Tour

Community Character, Economy & Housing

Residential and Accessory uses in the Tourist & Tourist-3000 zone:

- Single family homes
- Multi-family Homes
- ADU's
- Guesthouses

Common Commercial uses in the Tourist & Tourist-3000 Zones: Lodging, Entertainment, Wellness, Food service
Tourist also permits: Retail, Offices, Convenience & Grocery Stores

Tourist & Tourist-3000 Building Dimensional Standards

Min. Lot Size: 8,000 sf

Min. Lot Width: 80' average

Max Building Height: 35' (steep pitch = 44')

Permitted Gross FAR: 0.5

Community Housing Incentive Max FAR: 1.6

Hotel/Mixed-Use Max FAR: 2.25

Min. Open Space: 35%

Setbacks:

Front: 15'

Rear: the greater of 10' or 1' for every 3' of building height. Single-family setback is 15'

Sides: the greater of 5' or 1' for every 3' of building height. Single-family setback is 10'

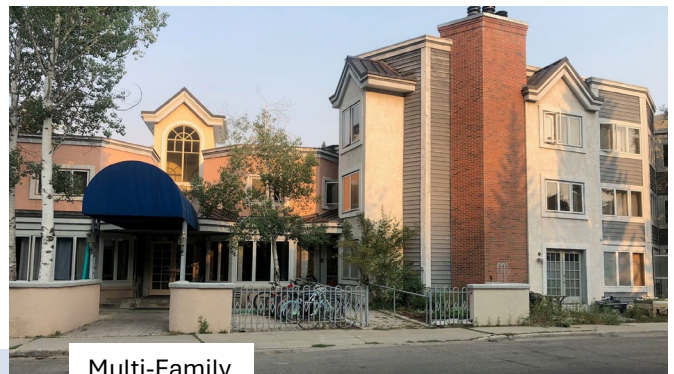
Housing

Q: Should the Warm Springs Base Area be focused on tourist housing or locals housing or both?

Q: Should this area still permit new single-family homes?



Single-Family



Multi-Family



**This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

DID YOU KNOW?

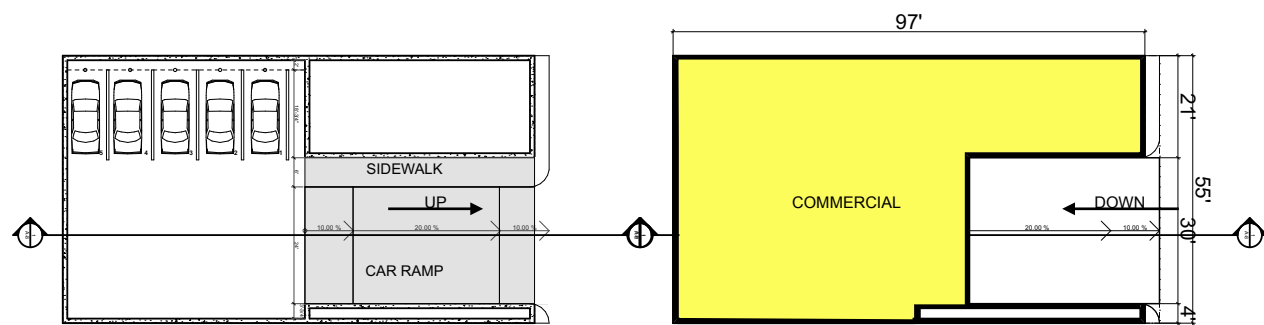


DEVELOPMENTS IN DOWNTOWN ARE REQUIRED TO PROVIDE A MINIMUM NUMBER OF HOUSING UNITS BASED ON THE SIZE OF THE LOT AND AMOUNT OF COMMERCIAL SPACE INCLUDED.

100% RESIDENTIAL DEVELOPMENT 5 units per Ketchum Townsite lot as originally platted			
MIXED-USE DEVELOPMENT			
≤ 30% COMMERCIAL	31-60% COMMERCIAL	61-80% COMMERCIAL	≥ 80% COMMERCIAL
4 units per Ketchum Townsite lot as originally platted	3 units per Ketchum Townsite lot as originally platted	2 units per Ketchum Townsite lot as originally platted	No minimum except when residential units are provided, there shall be a minimum of 2 units

* Minimum amount of commercial space required, but no maximum size of units for residential

UNDERGROUND PARKING ON SINGLE LOTS PROVIDES MINIMAL PARKING AND LIMITS GROUND FLOOR USES.



PARKING WAIVERS ARE GRANTED FOR CERTAIN USES IN DOWNTOWN.

- Community Housing (any size)
- Market Rate Residential Units (<750 sf)
- Restaurants
- Retail Spaces (<5,500 sf)
- Assembly Spaces (like Argyros)
- Office and Personal Service Uses (The first 5,500 sf)

DOWNTOWN WALKING TOUR

BACKGROUND

Thank you for participating in the Downtown Walking Tour! Your input will be used to help guide the goals and policies of the comprehensive plan and future updates to the City's new zoning code.

STARTING LOCATION

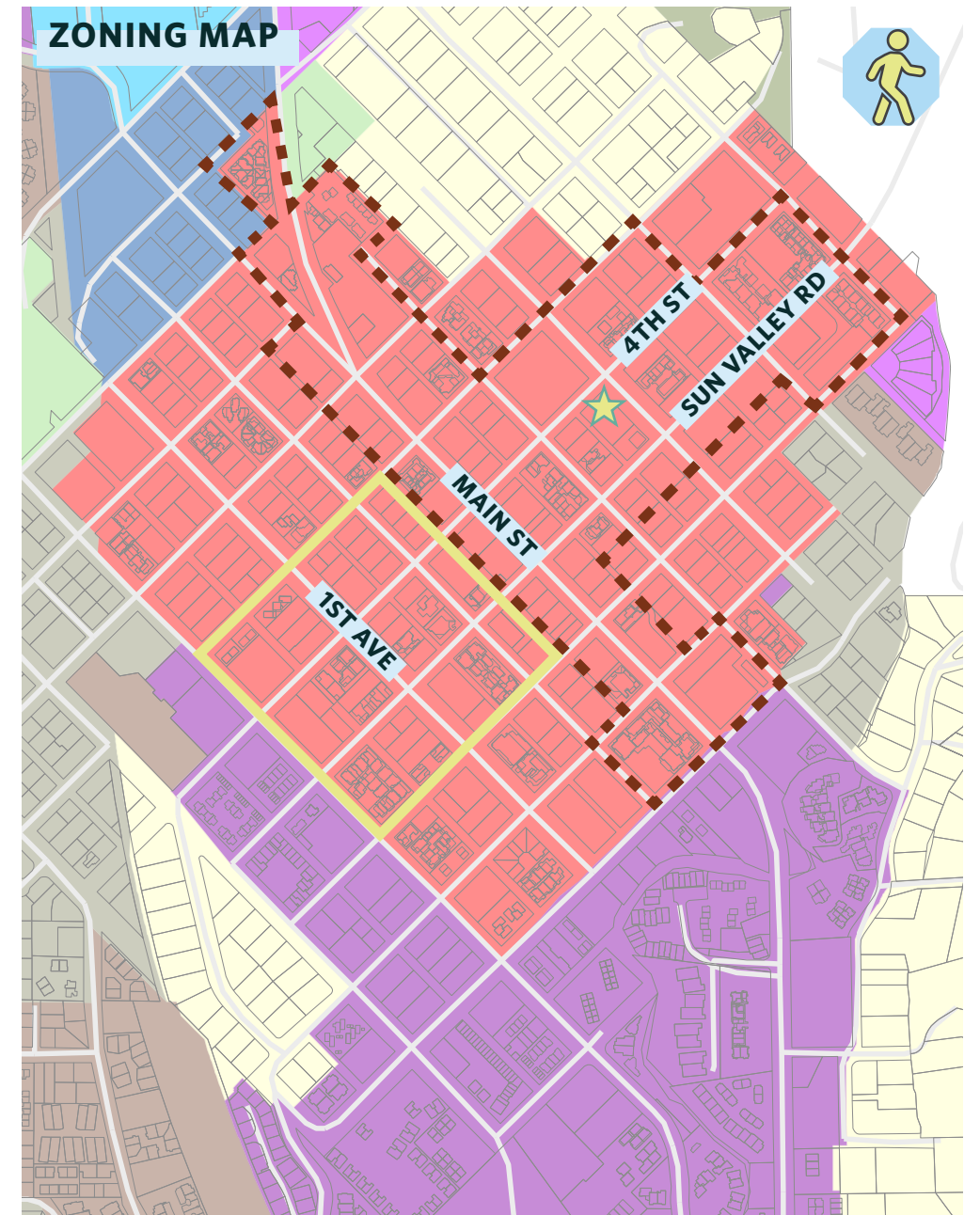
- Town Square

WALKING TOUR STOPS

- Little Park 5th & Walnut
- Community Library 4th & Walnut
- Lucy Loken Park End of Walnut
- The Kneadery Mid-Block between Sun Valley & 2nd St.
- Forest Service Park 1st St. & Washington Ave
- Maude's 1st & Sun Valley Rd
- Return to meeting location

MAP LEGEND

- Retail Core
- Ground floor residential not permitted
- Parcels
- Roads
- Zoning Districts: T, GR-L, RU, AF, LR, GR-H, T-4000, CC, LI-1, LI-2, LI-3



CHARACTER DEFINING FEATURES

DOWNTOWN KETCHUM TODAY



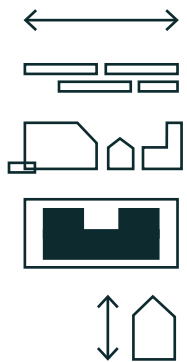
PLEASE SEND US YOUR PHOTOS BY EMAILING THEM TO:

PLANNINGANDBUILDING@KETCHUMIDAHO.ORG



CHARACTER-DEFINING FEATURES

As we complete the tour, keep an eye out for these and other character-defining features that stand out to you.



- **Setback**/relationship to the street.
- Primary **Materials**/Accent Materials.
- **Massing**. Overall building shape, size, and form.
- **Lot Coverage**. Percentage of the lot that is occupied by building(s).
- **Height**. Vertical distance from sidewalk to top of roof or parapet.

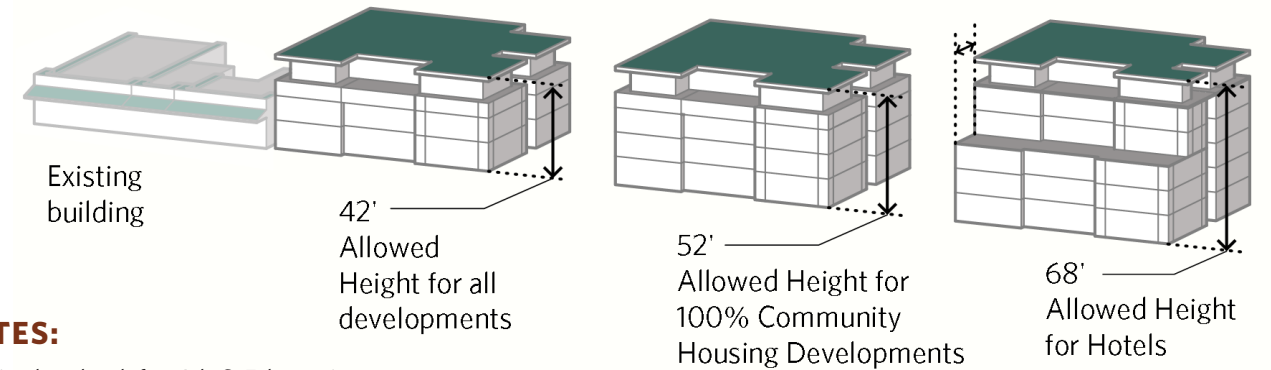


- **Stepbacks**. Upper stories pushed back from the sidewalk or adjacent buildings.
- **Balconies/terraces**. Upper-story open space used by building occupants.
- **Street-level interest**. Storefront windows, building entrance, landscaping, etc.
- **Adaptive reuse**/integration of existing or historic building(s)

DID YOU KNOW?



ALLOWABLE BUILDING HEIGHT VARIES BASED ON THE TYPE OF USE FOR EACH DEVELOPMENT.



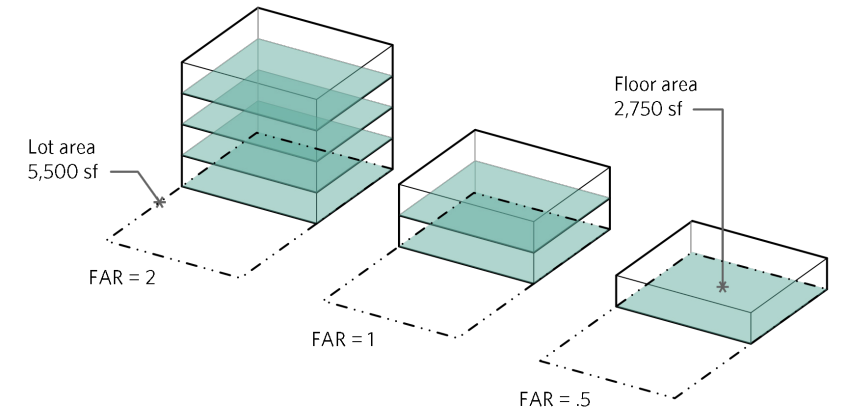
NOTES:

Required setback for 4th & 5th stories (exceptions for Community Housing)

DEFINITION

100% community housing = all residential units are deed restricted

FLOOR AREA RATIO (FAR) DETERMINES HOW MUCH DEVELOPMENT CAN OCCUR ON A PROPERTY.



NOTES:

Permitted FAR = 1.0

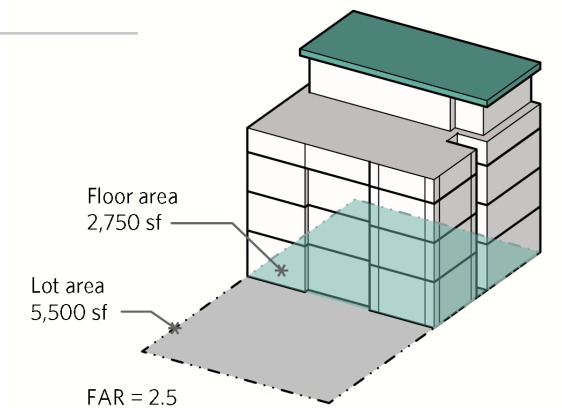
DEFINITION:

The product of the floor area divided by the lot area (example 2,750 square feet floor area/5,500 square feet lot area = 0.5 FAR).

FLOOR AREA RATIO (FAR) INCENTIVES FOR COMMUNITY HOUSING AND HOTELS

NOTES:

- Partial Community Housing: 2.25 FAR
- 100% Community Housing: Varies based on height
- Hotels: Varies based on height



DID YOU KNOW?



TYPES OF BUSINESSES ALLOWED IN THIS AREA ARE RESTRICTED TO NOT COMPETE WITH DOWNTOWN.

See the City's zoning code for full list of uses, these are representative of the general categories of permitted and not permitted uses. No parking waivers are granted for businesses in the Light Industrial area.

PERMITTED

- Construction Related Businesses (offices/storage/retail)
- Warehouse/Manufacturing/Production
- Kennels/Veterinary Service
- Commercial Laundry
- Motor Vehicle Related Businesses
- Storage Facilities
- Recreation Facilities
- Research and Development

NOT PERMITTED

- Restaurants
- Retail*
- Grocery Store
- Office*
- Hotels/Lodging

*Some exceptions based on amount and location

HOUSING IS ALLOWED WITH SPECIAL RESTRICTIONS AND APPROVALS.

All residential requires approval through a public hearing process. Housing is not allowed on the ground floor and one parking space per bedroom is required.

MULTI-FAMILY

- Requires Conditional Use Permit (public hearing)
- Housing can't be more than 50% of the development unless the building is four or five stories
- Restrictions on the sale of housing units
- Limitations on unit size

WORK/LIVE

- Requires Conditional Use Permit (public hearing)
- Housing can't be more than 50% of the development
- Housing unit must be occupied by the owner or an employee of the business
- Limitations on unit size

DEFINITION:

Work/Live Unit. Work/live units incorporate residential living space in a nonresidential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

LIGHT INDUSTRIAL AREA WALKING TOUR



BACKGROUND

Thank you for participating in the Light Industrial Walking Tour! Your input will be used to help guide the goals and policies of the comprehensive plan and future updates to the City's new zoning code.

STARTING LOCATION

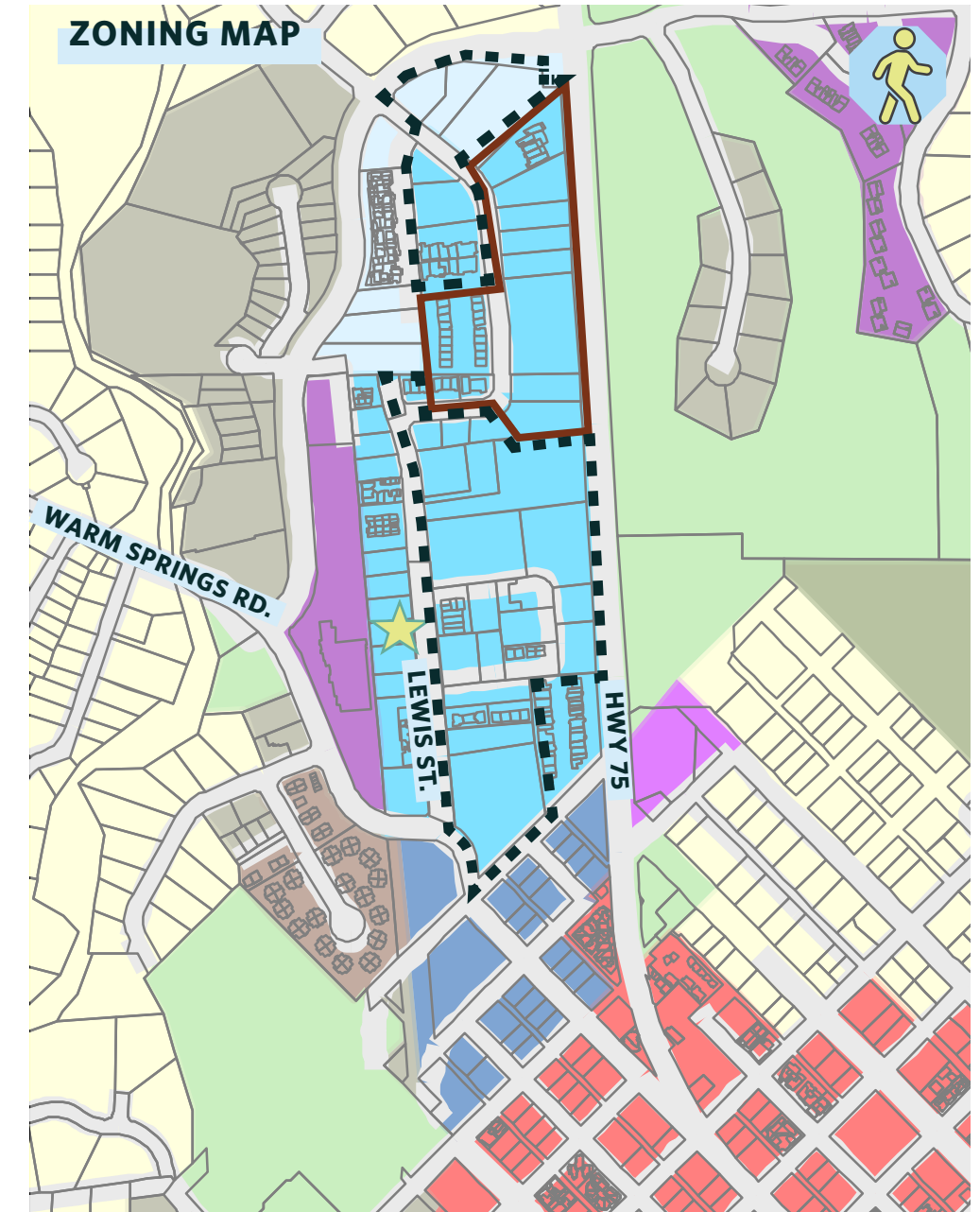
- Ketchum Recycling Center

WALKING TOUR STOPS

- **AC Houston Lumber** 320 Lewis St
- **Northwood Center Condos** 221 Northwood Way
- **Redfish Light Industrial Building** 270 Northwood Way
- **Scott Building** 100 Lindsay Circle
- *Return to meeting location*

MAP LEGEND

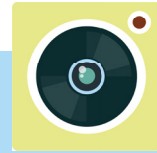
	Height area 1 (48')		T		GR-H
	Height area 2 (58')		GR-L		T-4000
	Parcels		RU		CC
	Roads		AF		LI-1
	Zoning Districts LR				LI-2
					LI-3



CHARACTER DEFINING FEATURES

LIGHT INDUSTRIAL AREA TODAY

The City requires design review approval of all development in the LI using the same criteria as the downtown and residential areas.



PLEASE SEND US YOUR PHOTOS BY EMAILING THEM TO:

PLANNINGANDBUILDING@KETCHUMIDAHO.ORG



CHARACTER-DEFINING FEATURES

As we complete the tour, keep an eye out for these and other character-defining features that stand out to you.



Ground floor uses



Integration of residential uses with industrial uses.



Placement of parking and/or outdoor storage



Setback/relationship to the street.



Primary materials/accent materials.



Massing. Overall building shape, size, and form.



Building Coverage. Percentage of the lot that is occupied by building(s).



Height. Vertical distance from sidewalk to top of roof or parapet.

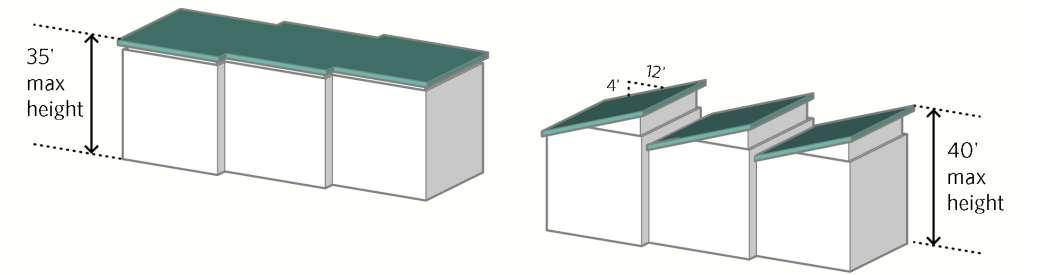


Stepbacks. Upper stories pushed back from the sidewalk or adjacent buildings.

DID YOU KNOW?



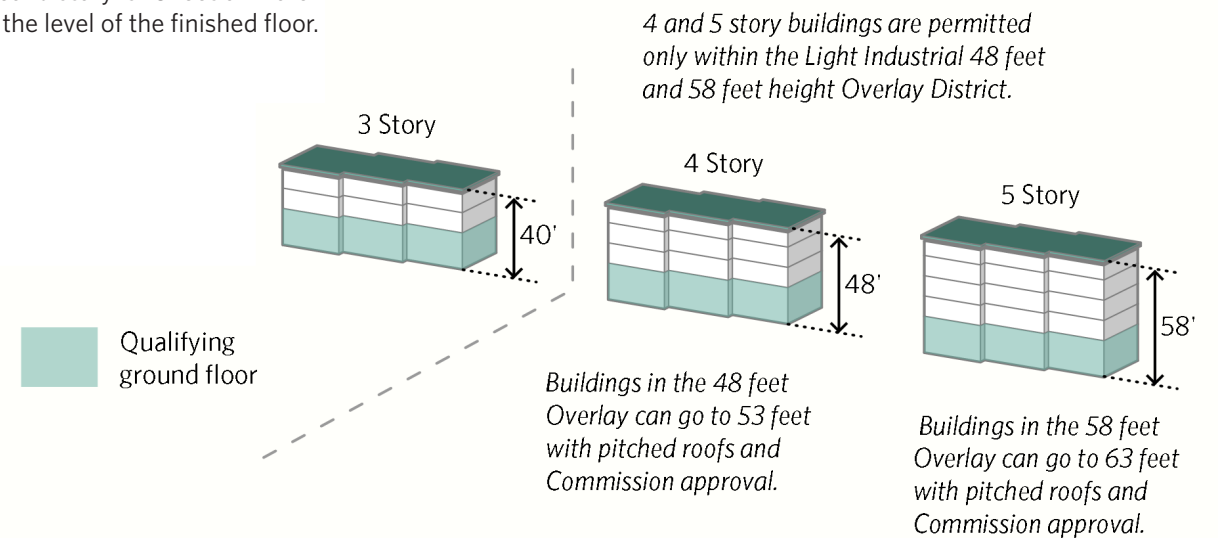
ALLOWABLE BUILDING HEIGHT VARIES BY AREA.



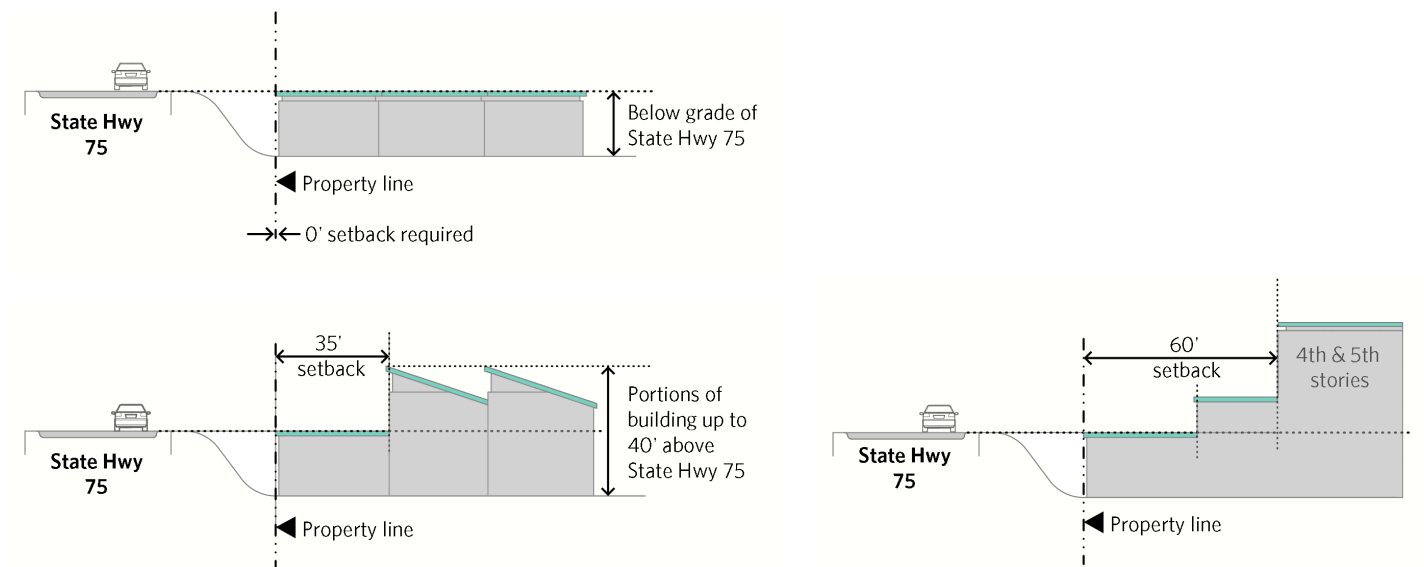
Buildings in LI-3 that have a minimum roof pitch of 4:12

DEFINITION:

Qualifying ground floor. A ground floor of a building where the start of the second story is 18 feet or more above the level of the finished floor.



BUILDINGS ALONG HWY 75 ARE REQUIRED TO STEP BACK FROM THE ROAD BASED ON HEIGHT.



2nd Ave Transition Area Walking Tour

Housing, Community Character, Economy

Residential & Accessory Uses in the Tourist Zone:

Single-Family Homes, Multi-Family Homes, ADUs, Guesthouses

Commercial Uses Permitted in the Tourist Zone: Hotel & Lodging, Personal Service, Convenience Store, Food Service, Retail (not exceeding 2,500 square feet)

*Offices require a Conditional Use Permit in the Tourist Zone

Tourist Building Dimensional Standards

Min. Lot Size: 8,000 sf

Min. Lot Width: 80' average

Max Building Height: 35' (steep pitch = 44')

Permitted Gross FAR: 0.5

Community Housing Incentive Max FAR: 1.6

Min. Open Space: 35%

Setbacks:

Front: 15'

Rear: the greater of 10' or 1' for every 3' of building height. Single-family setback is 15'

Sides: the greater of 5' or 1' for every 3' of building height. Single-family set back is 10'

Q: What physical items influence the experience as you walk down the street?
Q: Should the city consider more specific design guidelines to influence architectural style?

Q: Should new commercial uses continue to be permitted in this area?

Q: Should new single-family homes continue to be permitted in this area?



Single family



Commercial



Multi-family

