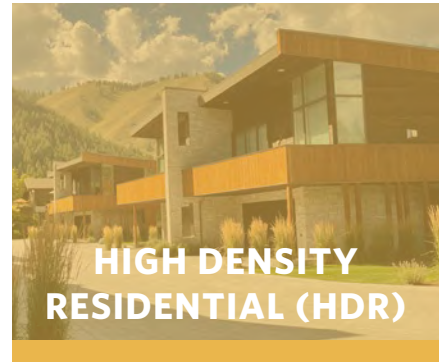
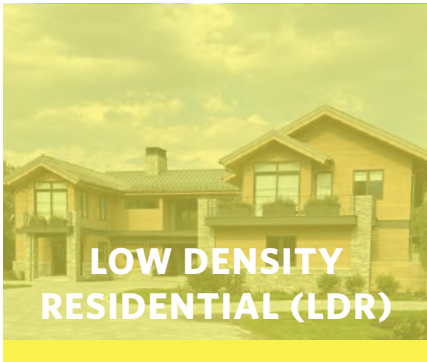


LAND USE CATEGORIES

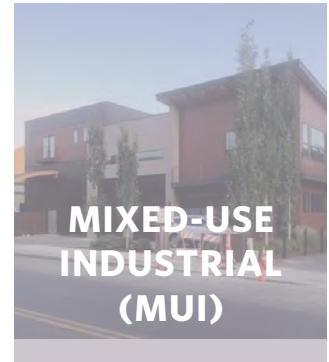
OVERVIEW

The following sections describe the land-use categories shown on the Future Land Use Map (FLUM). The FLUM identifies future land uses within the City of Ketchum and the surrounding Areas of City Influence (ACI). It shows the distribution of residential, mixed-use, and other land use categories, as well as overlays that identify sensitive natural areas that are subject to additional regulation.

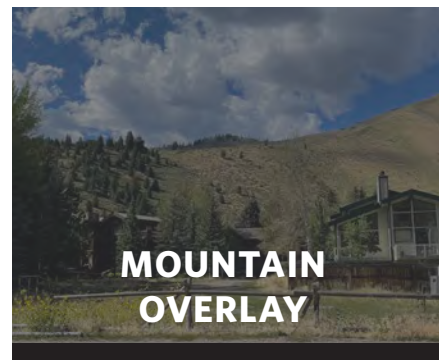
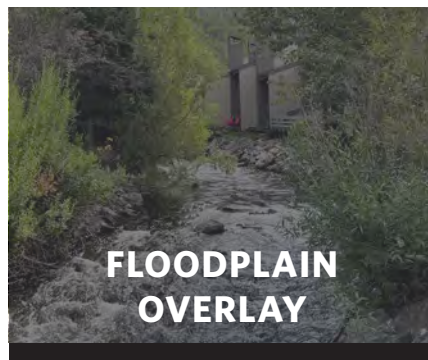
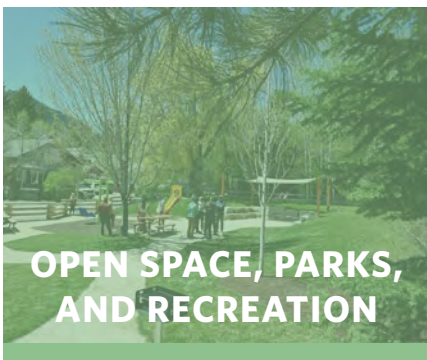
RESIDENTIAL NEIGHBORHOODS



MIXED-USE CATEGORIES



OTHER





RESIDENTIAL NEIGHBORHOODS

Three residential land use categories are defined on the pages that follow: Low-Density Residential, Medium-Density Residential, and High-Density Residential. Each of Ketchum's residential neighborhoods is distinct. Each category description provides guidance regarding the planned density, height, and mix of uses. An explanation of current and desired characteristics that are unique to each category is also provided. Characteristics that are common to all residential neighborhoods include:

- **Integration of community housing.** Community housing in Ketchum exists in a variety of forms, ranging from accessory dwelling units to single-family detached dwellings to multifamily apartments. The integration of additional community housing units will be encouraged in all residential neighborhoods through targeted infill, redevelopment, or the adaptive reuse of larger existing homes, consistent with the applicable and use categories.

(See also, Core Value 3: Diverse Community Housing Options goals and policies.)
- **Access to parks, open space, and recreational amenities.** Many neighborhoods have direct access to City and regional open space and trails, access to two base areas, and in some cases, access to adjacent Bureau of Land Management (BLM) or Forest Service land. Maintaining access to these amenities as the City continues to grow is important.

(See also, Core Value 4: Exceptional Recreational Opportunities goals and policies.)
- **Complementary uses.** Although not called out explicitly in each of the land use categories that follow, uses such as urban agriculture, parks, recreational amenities, community gardens, schools, places of worship, and other public uses and are generally considered to be complementary uses in all residential neighborhoods. Short-term rentals are also permitted, with limitations.
- **Other character-defining features.** Mature trees and plantings (both deciduous and evergreen) are prevalent in the City's residential neighborhoods (particularly in the Low- and Medium-Density Residential categories), screening many homes from the street, providing shade, offering shelter and forage for local birds and wildlife, framing views of the surrounding mountains, and generally contributing to a character that is uniquely Ketchum. Trees and dense vegetation also increase the vulnerability of neighborhoods within the Wildland Urban Interface (WUI).

Underlying zoning, site constraints, and the surrounding development context will be evaluated during the development review process. The City will also consider the availability of utilities, circulation and access for vehicles, pedestrians, and bicycles, access to transit (where applicable), proximity to and impact upon community facilities such as schools, parks, and open space, and consistency with the goals and policies of this Plan.



LOW-DENSITY RESIDENTIAL (LDR)

DENSITY

Typically ranges from one to six dwelling units per acre.

HEIGHT

Generally three stories or less.

MIX OF USES

- **Primary.** Single-family detached homes and duplexes
- **Secondary.** Accessory dwelling units, home-occupations, as well as other supporting and complementary uses.

NEIGHBORHOODS/DISTRICTS

- Portions of the Mid Warm Springs and Lower Warm Springs Neighborhoods
- Northwood Neighborhood
- Mortgage Row Neighborhood
- Gem Streets
- Portions of Bigwood Neighborhood
- Area west of St. Luke’s Hospital (Cold Springs Gulch Road)

CHARACTERISTICS

- **Lot sizes.** Current lot sizes generally range from 8,000 square feet to more than one acre. However, flexibility in lot sizes should be provided moving forward to encourage the efficient use of available land.
- **Mix of housing types.** The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units.
- **Public Realm.** Generally feature wide, tree-lined streets with no curb and gutter or sidewalks to accommodate on-street parking and snow storage. Low traffic volumes and speeds support a mix of pedestrian, bicycle, and vehicular movement.



MEDIUM-DENSITY RESIDENTIAL (MDR)

DENSITY

Typically ranges from six to 18 dwelling units per acre; however, minimum densities may apply and pockets of high-density residential may be accommodated to support community housing goals.

HEIGHT

Generally three stories or less.

MIX OF USES

Primary. Townhomes and smaller multi-family residential buildings.

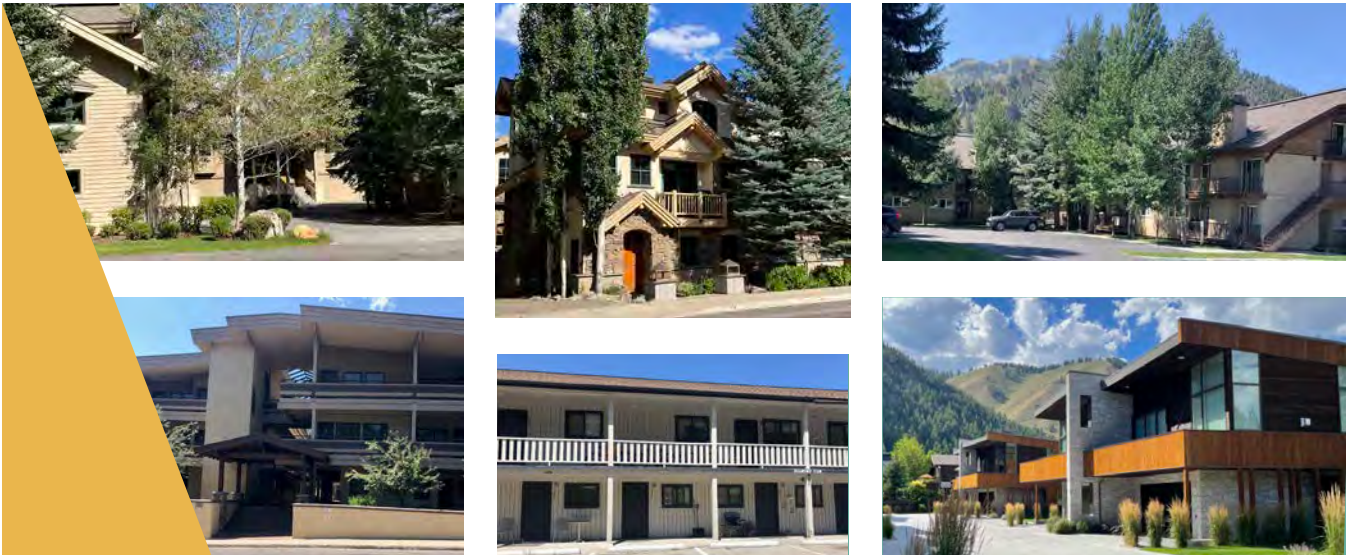
Secondary. Duplexes, accessory dwelling units, home-occupations, as well as other supporting and complementary uses.

NEIGHBORHOODS/DISTRICTS

- Portions of the Warm Springs Base Area, Mid Warm Springs, and Lower Warm Springs Neighborhoods
- Portions of West Ketchum
- Portions of Northwood Neighborhood

CHARACTERISTICS

- **Lot sizes.** Current lot sizes vary. Flexibility in lot sizes should be provided moving forward to encourage the efficient use of available land, and to accommodate desired housing types and/or the subdivision of large lots.
- **Mix of housing types.** The diversification of housing options is encouraged through the integration of ADUs, the subdivision of large lots, or the division of large existing homes into multiple units. While large single-family detached homes on large lots and duplexes exist, minimum densities and minimum/maximum unit sizes will be required moving forward.
- **Public Realm.** Generally feature wide streets with no curb and gutter or sidewalks to accommodate snow storage. Low traffic volumes and speeds support a mix of pedestrian, bicycle, and vehicular movement. Off-street parking on the shoulder is common, but centralized off-street parking facilities exist and will be required for future development.



HIGH DENSITY RESIDENTIAL (HDR)

DENSITY

Typically ranges from 18 to 30 or more dwelling units per acre. Minimum residential densities may apply.

HEIGHT

Generally three stories or less.

MIX OF USES

Primary. Townhomes and multi-family residential

Secondary. Supporting and complementary uses, such as small-scale commercial services and offices.

NEIGHBORHOODS/DISTRICTS

- Portions of the Warm Springs Base Area and Mid Warm Springs Neighborhood
- Parkside Neighborhood
- Portions of Bigwood Neighborhood
- 2nd Avenue Transition Area Neighborhood
- Portions of Trail Creek and West Ketchum Neighborhoods

CHARACTERISTICS

- **Mix of housing types.** Although pockets of existing single-family detached homes on large lots or duplexes exist in some locations, townhomes and multi-family residential will be required moving forward to promote the efficient use of land and expand community housing options.
- **Public realm.** Sidewalks are present in some locations and should be provided as part of new development and City capital improvement initiatives to enhance pedestrian safety and access. Off-street parking is provided on shared lots.
- **Shared amenities.** Should include private recreational amenities, such as common open space, indoor or outdoor recreational facilities, tot lots, or garden/courtyards.
- **Neighborhood activity centers.** Where present, neighborhood-serving uses (e.g., restaurants, small-scale commercial or office) should be concentrated in walkable activity centers or along the primary street frontage where they can be easily accessed on foot or bike.
- **Access to transit.** Most neighborhoods are supported by existing public transit or seasonal recreational shuttles.



MIXED-USE CATEGORIES

Four mixed-use land use categories are defined on the pages that follow: Retail Core, Community Mixed-Use, Mixed-Use Activity Center, and Mixed-Use Industrial. Mixed-use land use categories provide opportunities for both residential and non-residential development, as traditionally found in downtown Ketchum. Each category description provides guidance regarding current and planned density/intensity, height, mix of uses, and other characteristics. Characteristics that are common to all mixed-use areas include:

- **Relationship of uses.** Uses should be physically integrated, either vertically (e.g., residential or office over ground-floor retail) or horizontally (e.g., a retail or employment use with separate residential building(s) located to the side or rear on the same site).
- **Building orientation.** New structures in mixed-use areas should generally be oriented to the primary street and/or public spaces, parks, or other areas where people walk or congregate.
- **Public spaces.** Larger mixed-use developments should incorporate common open space, plazas, decks, or other shared public spaces features that activate the street and contribute to the quality of life/experience of those who live, work, or visit the development.
- **Compatibility measures.** Where non-residential uses are mixed with residential uses, operational requirements for non-residential units, such as hours of operation, noise attenuation, screening, and other measures, should be considered to minimize conflicts.
- **Integration of community housing.** Community housing units will be encouraged in all mixed-use areas consistent with the applicable land use categories. Integrating community housing units close to jobs and services promotes work-live opportunities, reduces traffic congestion associated with commuter trips, improves access to services, supports local businesses, and generally enhances the vibrancy of Ketchum's mixed-use areas.
 - |(See also, Core Value 3: Diverse Community Housing Options goals and policies.)
- **Access to transit.** Mixed-use areas generally support high concentrations of jobs, visitors, and/or residents, and should be supported by public transit and/or seasonal recreational shuttles.
 - |(See also, Core Value 1: Connected Transportation Network goals and policies.)

Underlying zoning, site constraints, and the surrounding development context will be evaluated during the development review process. The City will also consider the availability of utilities, circulation and access for vehicles, pedestrians, and bicycles, access to transit (where applicable), proximity to and impact upon community facilities such as schools, parks, and open space, and consistency with the goals and policies of this Plan.



RETAIL CORE (RC)

DENSITY/INTENSITY

Minimum number of housing units required (2 to 5 dwelling units/Ketchum Townsite lot) based on lot size/commercial space included. Development intensity is set by floor area ratio (FAR). Higher densities and FARs may be achieved through incentives for community housing; however, the Retail Core is intended to have a lower density/intensity than the surrounding Community Mixed-Use area.

HEIGHT

Typically ranges from two to three stories; however, additional building height may be achieved through incentives for community housing.

MIX OF USES

Primary. Retail, restaurants, offices, residential, entertainment, hotels, institutional, and cultural uses

Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses

NEIGHBORHOODS/DISTRICTS

Downtown Retail Core along Sun Valley Rd, Main Street, and 4th Street

CHARACTERISTICS

- **Relationship of uses.** Includes single-use buildings with a residential or retail character and vertical mixed-use buildings (e.g. residential, office, or hotel uses over retail) with a traditional “main street” character. Active uses are required at the street level.
- **Character.** Buildings vary in age and architectural character, contributing to an eclectic “funkiness” that reflects Ketchum’s evolution over time.
- **New residential uses.** Encouraged above or behind commercial uses or other ground floor uses in mixed-use buildings.
- **Historic and cultural resources.** Many of Ketchum’s historic and cultural resources are concentrated in Downtown. The rehabilitation and adaptive reuse of these resources is encouraged.
- **Public realm.** A mix of attached and detached sidewalks, public art, lighting, landscaping, street trees, and other streetscape enhancements contribute to the character and walkability of the area.
- **Parking.** Uses are served by a mix of on- and off-street parking.



COMMUNITY MIXED-USE (CMU)

DENSITY/INTENSITY

Minimum number of housing units is required (2 to 5 dwelling units per Ketchum Townsite lot) based on lot size/commercial space included. Development intensity is set by floor area ratio (FAR). Higher densities and FARs may be achieved through incentives for community housing.

HEIGHT

Typically ranges from two to three stories; however, taller building heights may be achieved through incentives for community housing.

MIX OF USES

Primary. Provides opportunities for a wide range of land uses, including hotels, offices, medical facilities, health/wellness-related services, limited retail services, recreation, institutional uses, as well as high-density residential.

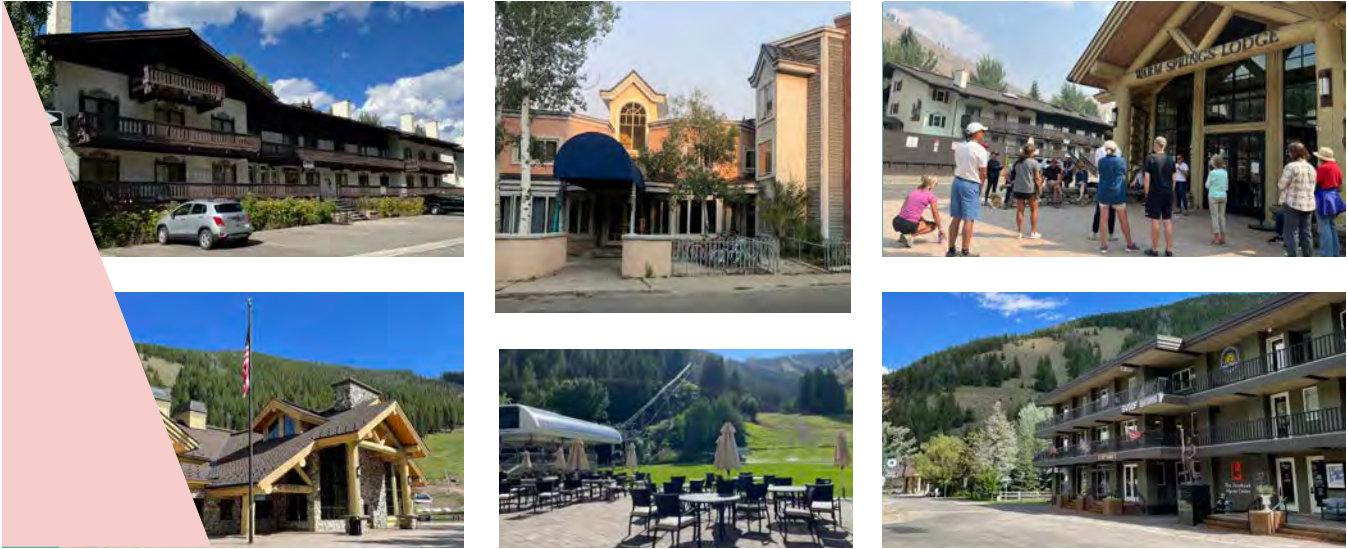
Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.

CHARACTERISTICS

- **Relationship of uses.** A horizontal mix of uses is most typical, either side-by-side or as part of a larger planned development.
- **Retail uses.** Range of retail uses allowed is more limited to retain focus on Retail Core.
- **Built form.** Varies greatly from lot to lot. Most buildings are set back from the street and oriented internally.
- **Public realm.** Generally features wide streets without curb and gutter or sidewalk; however, sidewalks are present in some locations and should be constructed as part of private development or city capital improvement efforts.
- **Parking.** Uses are served by a mix of on- and off-street parking. Off-street parking is provided on shared lots.
- **Areas of City Impact (ACI).** Areas in the ACI with this designation will require evaluation with regard to the provision of access, utility service, safety, and environmental impacts.

NEIGHBORHOODS/DISTRICTS

- Downtown mixed-use area surrounding the Retail Core
- Area surrounding St. Luke’s Hospital (McHanville/ Cold Springs Canyon)



MIXED-USE ACTIVITY CENTER (MUAC)

DENSITY/INTENSITY

Minimum number of housing units required is based on lot size/commercial space provided. Baseline floor area ratio (FAR) varies by ski base area, and additional incentives for community housing or other preferred uses may apply.*

HEIGHT

Typically ranges from two to four stories; however, taller building heights may be achieved through incentives for community housing or other preferred uses. Varies by ski base area.*

MIX OF USES

Primary. Provides opportunities for hotel, motel, and other types of visitor lodging, higher-density residential, visitor and neighborhood-serving retail and restaurants, office, and hospitality service uses.

Secondary. Other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.

NEIGHBORHOODS/DISTRICTS

- River Run Base Area
- Warm Springs Base Area

CHARACTERISTICS

- **Relationship of uses.** Provides opportunities for a vertical or horizontal mix of uses on sites, including high-density residential.
- **Built form.** Uses are concentrated into compact, walkable activity centers designed to maximize mountain views and recreational access. Design standards vary by location.
- **Public realm.** Generally features wide streets without curb and gutter or sidewalks to accommodate snow storage; however, sidewalks are present in some locations and should be provided as these areas are built out.
- **Parking.** Uses are generally served by off-street surface lots or structured parking. Some limited on-street parking is available.

*Height and FAR incentives are subject to setbacks and other design parameters to mitigate the overall scale and mass of development.



MIXED-USE INDUSTRIAL (MUI)

DENSITY/INTENSITY

No minimum or maximum.

HEIGHT

Typically ranges from one to three stories; however, up to five stories may be achieved for buildings that incorporate a qualifying ground floor (that accommodates commercial uses) and other requirements as applicable.

MIX OF USES

Primary. Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution, offices, and other similar uses.

Secondary. Multi-family residential and work/live units are allowed with special restrictions and approvals that prioritize community housing. Supporting commercial and retail uses are allowed, with some limitations on size.

CHARACTERISTICS

- **Relationship of uses.** Provides opportunities for a vertical or horizontal mix of uses on sites, including high-density residential.
- **Built form.** Varies from lot to lot.
- **Public realm.** Detached and attached sidewalks and formal landscaping are present in most locations and should be provided as infill and redevelopment occurs.
- **Use conflicts.** Supporting commercial and retail uses should generate little traffic from tourists and the general public to minimize impacts on the day-to-day functions and viability of employment uses.
- **Parking.** Uses are generally served by off-street surface lots and/or on-street parking.

NEIGHBORHOODS/DISTRICTS

- Industrial area along Lewis Street and Northwood Way west of Highway 75 and east of Saddle Road
- Industrial area north of downtown along portions of Leadville Avenue north of Warm Springs Road and portions of 9th and 10th Streets south of Warm Springs Road

OTHER



OPEN SPACE, PARKS, AND RECREATION

MIX OF USES

Primary. Public and private open space, trails, parks, and golf courses. Floodplain, gardens/agriculture, and natural lands dominate these areas.

Secondary. Some public utilities or facilities may be appropriate.

CHARACTERISTICS

Vary by use and location.

OVERLAYS



FLOODPLAIN

CHARACTERISTICS

Includes flood hazard areas, as defined by the Federal Emergency Management Association (FEMA), that are subject to periodic inundation that may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.



MOUNTAIN OVERLAY

CHARACTERISTICS

Designates those areas within the City of Ketchum that, due to their steepness of slope, high visibility from other areas within and outside of the City by the general public, unique physical characteristics including knolls, ridges and rock outcroppings, and/or skyline juxtaposition among other mountain slopes, require regulation.