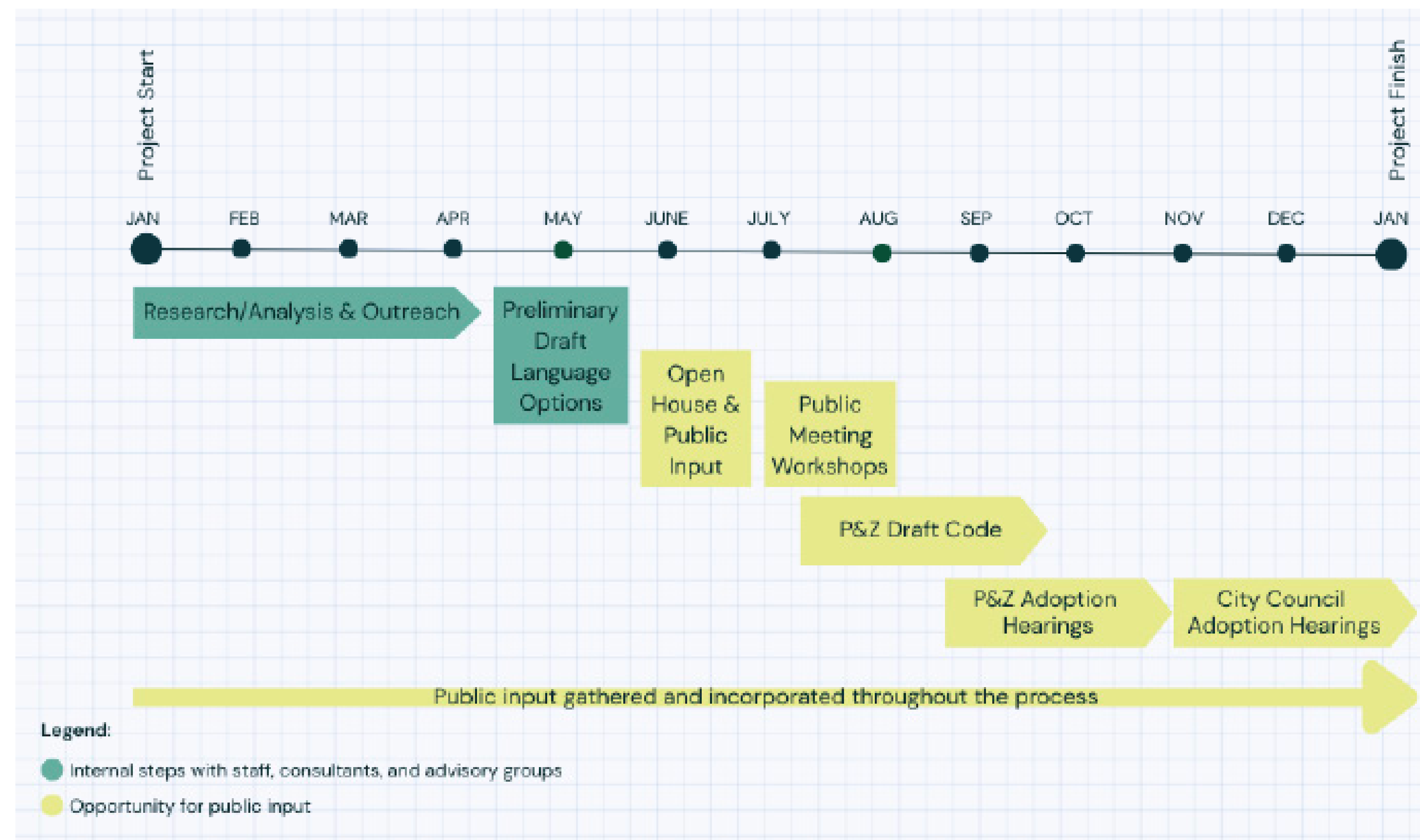


LAND USE CODE UPDATE PROJECT

PROJECT INTRO

Following adoption of the 2025 Comprehensive Plan, the city launched an update to some of the city's zoning regulations to align future development with the city's vision. The current update is focused on the downtown, city-wide parking, Mountain Overlay District, and nonconforming buildings and uses. Future updates will include changes to residential areas, environmentally sensitive areas, and our base areas.

PROJECT TIMELINE



WHAT ARE WE WORKING ON?

Downtown

- Lot and building standards (height, setbacks, etc.)
- FAR Bonus Program (community benefit incentive program)
- Design standards (building mass and form, materials and character, and ground floor activation)

Parking

- Commercial parking (Downtown and Light Industrial Area)
- Residential parking (number of spaces by unit size)
- Parking exemptions

Mountain Overlay

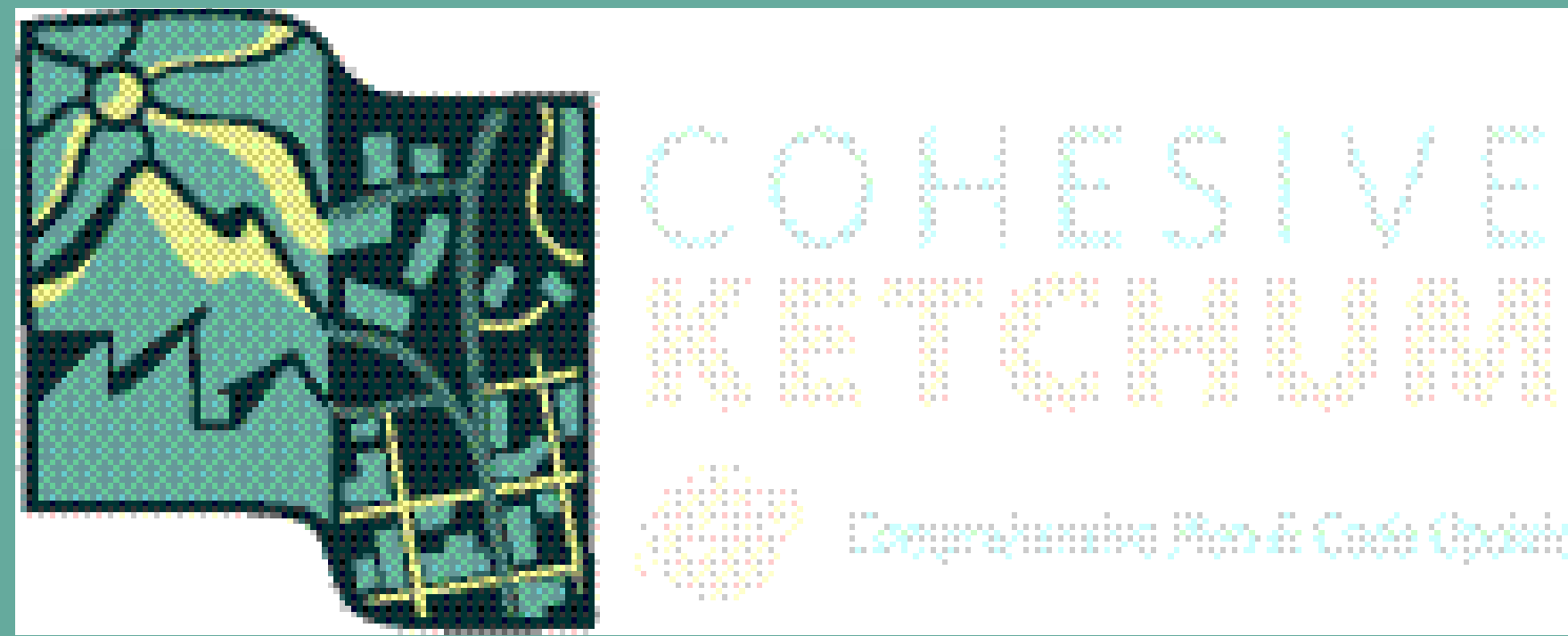
- Building height
- Lot coverage
- Site disturbance

Nonconformities

- Nonconforming buildings
- Low vs high impact nonconformities

General Cleanup

- Clerical errors and formatting
- Clarifications of required standards
- Removal of contradictions or other errors

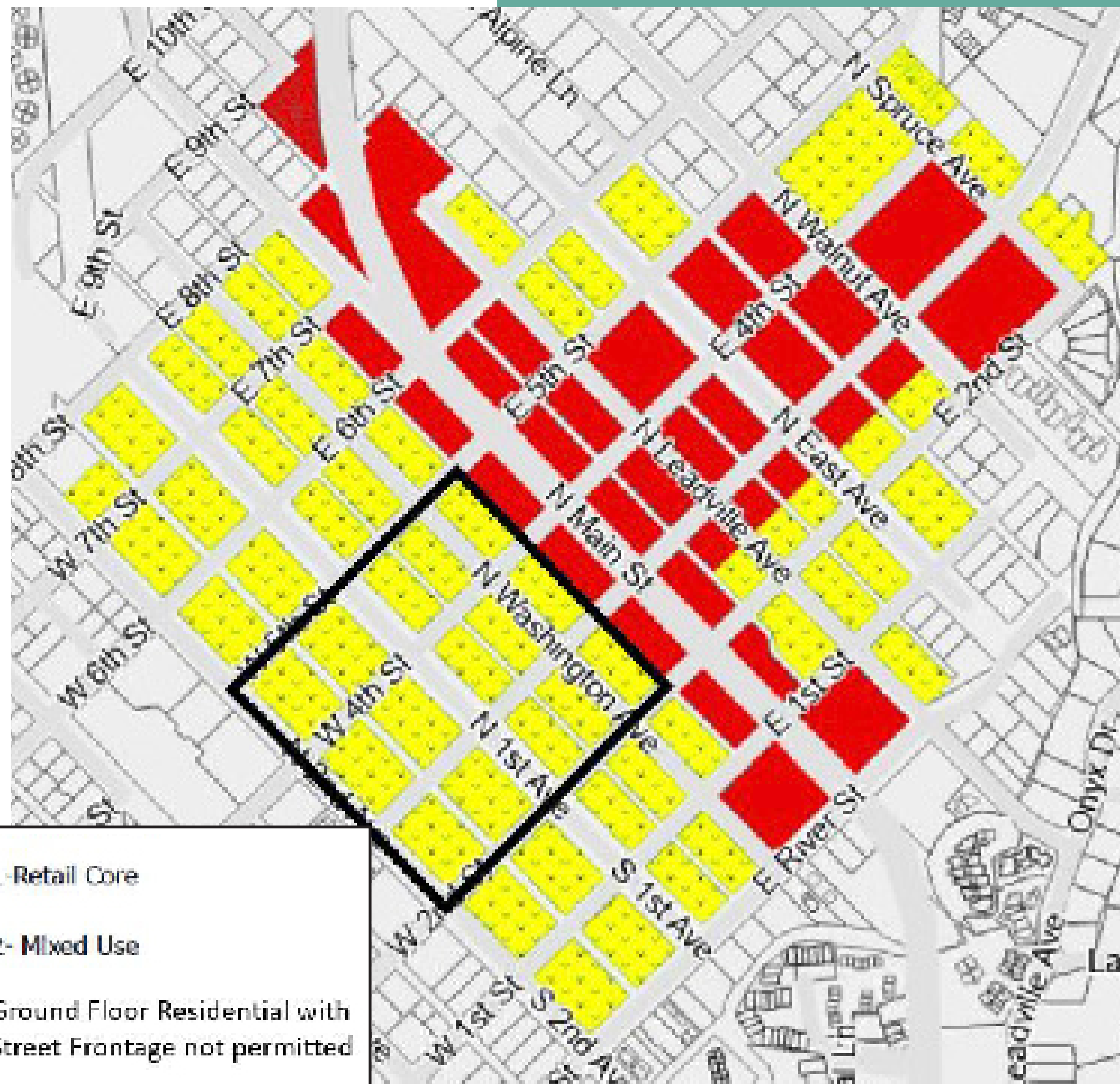


DOWNTOWN/PARKING

The city is considering many land use changes to address community preferences. Review the red and yellow areas on the map below and consider how much you support the following proposed regulations for these areas.

PROVIDE INPUT

Rate how much you support each proposed change in the online survey, available at survey.ketchumidaho.org or by scanning the QR code.



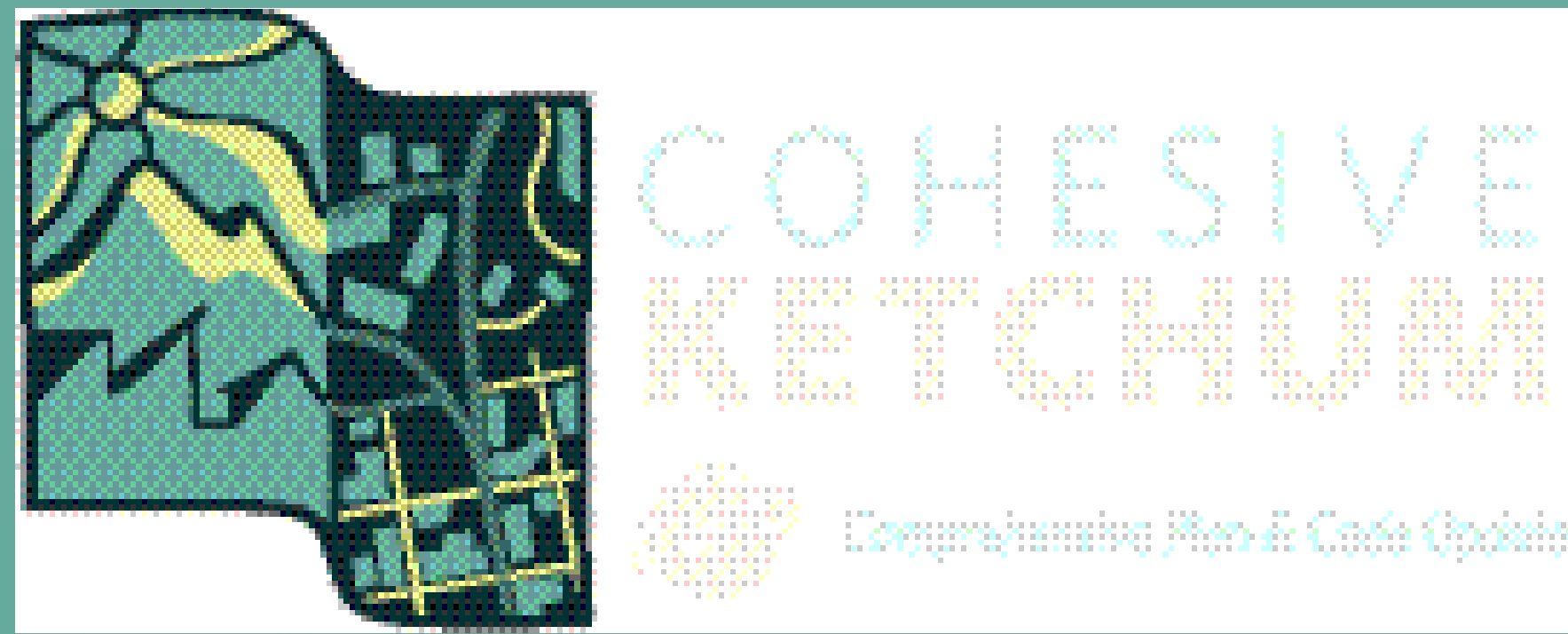
	1- Retail Core
	2- Mixed Use
	Ground Floor Residential with Street Frontage not permitted

DOWNTOWN

- 1 Reduce building max sq. ft. permitted on a lot in the Retail Core (Red).
- 2 Increase community housing amount on consolidated lots in the Mixed Use (yellow).
- 3 Reduce required # of residential units in exchange for affordable commercial, STR prohibition, restaurant, or community housing (red/yellow).
- 4 Requiring a 3rd floor stepback for all new buildings (see handout).
- 5 Maximum unit size of 3,000 sq. ft.

PARKING

- 6 Minimum of one space per residential unit in the Retail Core (red).
- 7 For buildings with more than a certain number of residential units, only exempt a portion of the units from parking requirements (see handout).
- 8 Exempt all commercial space from parking requirements downtown.
- 9 Reduce exempt unit size to 500 sq. ft. from 750 sq. ft.

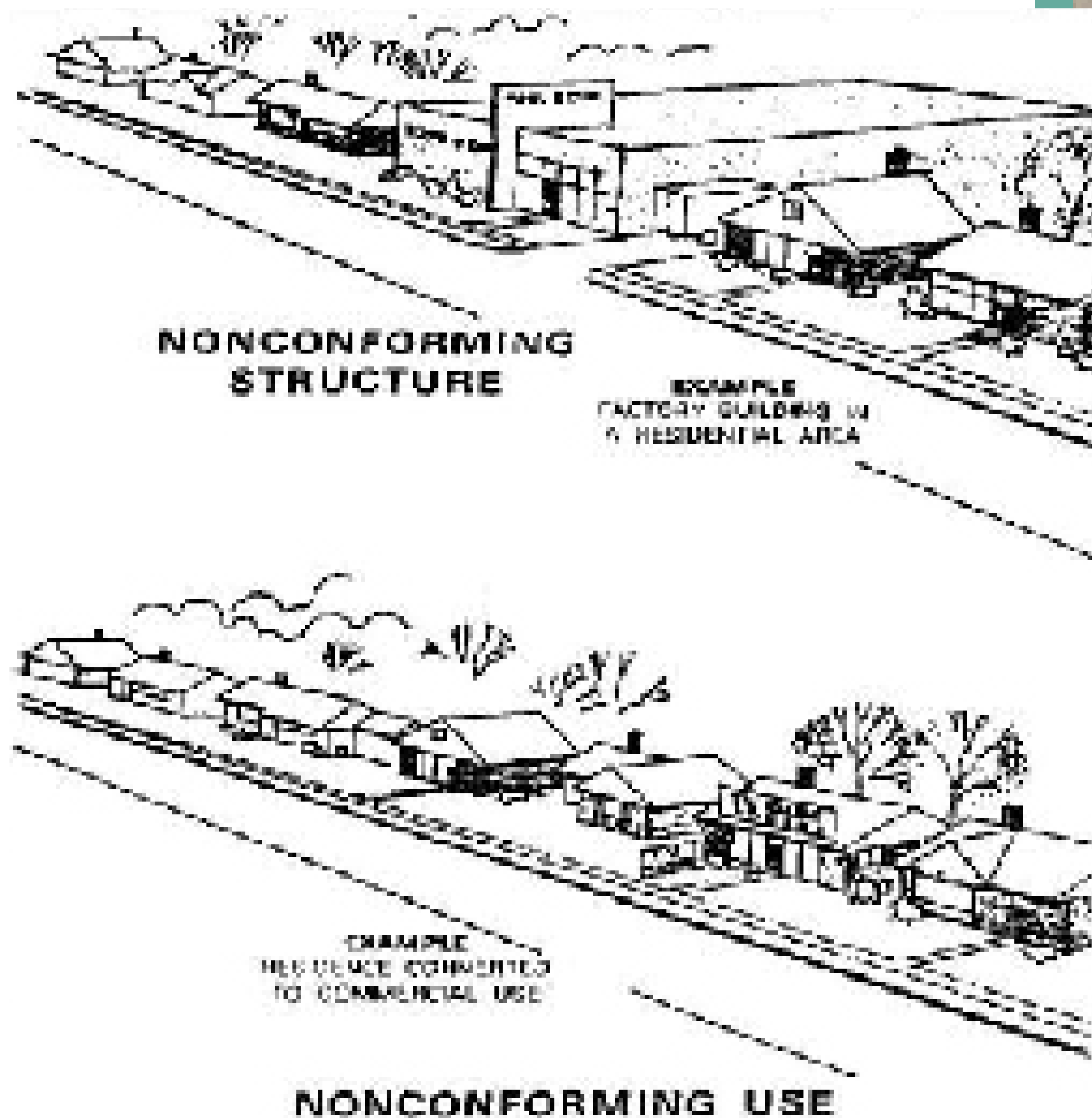
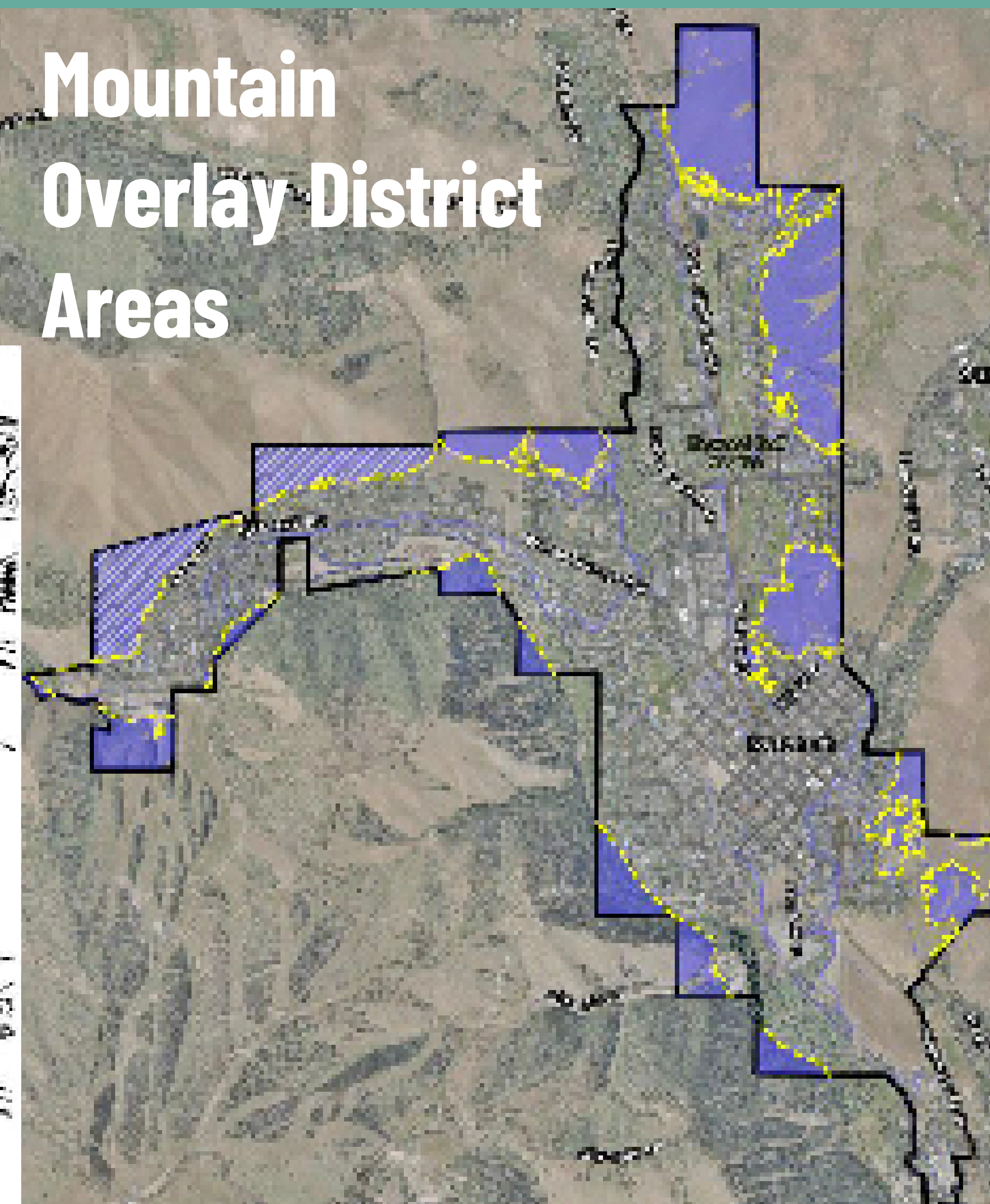


MOUNTAIN OVERLAY AND NONCONFORMITIES

The city is considering many land use changes to address community preferences. Review the Mountain Overlay map and nonconformities examples below and consider how much you support the following proposed regulations for these topics.

PROVIDE INPUT

Rate how much you support each proposed change in the online survey, available at survey.ketchumidaho.org or by scanning the QR code.



MOUNTAIN OVERLAY DISTRICT

- 1 Reducing maximum building height from 35 ft to 27 ft.
- 2 Only allowing development on slopes less than 25%.
- 3 Allow minimal development on lots with only 25% slopes.
- 4 Maximum unit size of residential structures.

NONCONFORMING BUILDINGS AND USES

- 5 Allowing nonconforming decks to be repaired or rebuilt due to structural issues and general maintenance requirements.
- 6 Prohibit reconstruction of nonconforming structures in riparian areas.
- 7 A nonconforming business cannot be replaced by another similar nonconforming business in the same location.