



## City of Ketchum

September 9, 2019

Ketchum Planning & Zoning Commission  
City of Ketchum  
Ketchum, Idaho

### **Recommendation to hold a public hearing, deliberate, and recommend approval of the proposed Ordinance #1202 amendments to the City of Ketchum Zoning Regulations**

#### Recommendation and Summary

Staff is recommending the Commission:

Move to recommend approval to the Ketchum City Council of proposed Ordinance #1202 as set forth in **Attachment A** [Please note any specific edits/changes to the ordinance, as shown in Exhibit A]

The primary reasons for the recommendation are to:

- clarify that any project proposed in the CC Subdistrict 1 that provides 100% community housing above the 1<sup>st</sup> floor and complies with the ground floor street frontage uses of the Subdistrict would be recognized as a 100% community housing project; and
- to establish a 10' average setback for the fourth floor of buildings and to increase the allowable height of buildings devoted 100% towards community housing to 52' (versus 50' as allowed currently by ordinance); and
- help implement a key policy of the Ketchum Comprehensive Plan, which is to encourage a variety of housing options by, in part, "evaluating zoning, density, and infill policies" that remove barriers and create incentives to achieve the city's housing goals (p. 9).

#### Introduction and History

Ketchum zoning regulations aim to activate spaces on 1<sup>st</sup> floors in the CC Subdistrict 1 retail core area by excluding all residential uses on the 1<sup>st</sup> floor of buildings. This ordinance amendment continues this restriction for this subdistrict but clarifies that this restriction was not intended to disqualify high density 100% community housing projects located on top of permitted retail core 1<sup>st</sup> floor uses in a building. In other words, a 100% community housing building can include non-residential retail core uses on the 1<sup>st</sup> floor in the CC Subdistrict 1. This interpretation is supported by previous Ketchum City Council Request for Proposal determinations on the 6<sup>th</sup> and Leadville site, which is also in the CC Subdistrict 1 retail core.

Proposed Ordinance 1202 clarifies that a 100% community housing project above the 1<sup>st</sup> floor in Subdistrict 1 is allowed extra height consistent with the CC district use matrix dimensional standard set forth in §17.12.040 and as modified herein. Modifications proposed herein are an average 10' setback for 4<sup>th</sup> floors and an increase in height from 50' to 52'. See Attachment A for additional detail.

#### Attachment

A - Proposed Ordinance #1202 (*draft*)

## ATTACHMENT A

# Proposed Ordinance #1202

## Amending Chapter 17.12 Establishment of District and Zoning Matrices

Section 1. All new text proposed to be added to the Title 16, Chapter 16.04 is underlined. Text that is proposed to be repealed is ~~stricken~~.

### 17.12.040: DIMENSIONAL STANDARDS, CC DISTRICT MATRIX:

A. Development in the Community Core District shall comply with the standards set forth in the dimensional standards, CC District matrix. Dimensional standards for all other districts, unless otherwise specified, shall be found in section [17.12.030](#) of this chapter.

B. In addition to the requirements of the dimensional standards, CC District matrix, the regulations of [chapter 17.128](#), "Supplementary Location And Bulk Regulations", of this title apply.

#### COMMUNITY CORE DIMENSIONAL STANDARDS

Dimensional Standards		Subdistrict 1: Retail Core	Subdistrict 2: Mixed Use
Lot/FAR miscellaneous:			
	Minimum lot size	5,500 sq. ft.	
	Minimum lot width	Average of 55'	
	FAR requirements	See FAR requirements in section <a href="#">17.124.040</a> of this title	
Minimum building setbacks:			
	Front and street side	0'	5' average
	Adjacent to alleyway	3'	
	Rear side not adjacent to an alleyway	0'	
	Interior side		
	Cantilevered decks and overhangs		
	Setback for 5th floors	20' from street sides and frontage and 10' on all other sides	

	Setback for 4th floors	10' <u>average</u>
	Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof from all building facades	
Maximum building heights:		
	Cantilevered decks and overhangs	8' above grade and/or walking surface
	Building height	42', unless otherwise allowed in this title
	Height of buildings devoted 100% towards community housing <sup>1</sup>	<del>50'</del> <u>52'</u> <sup>2</sup>
	Hotel building height (for hotel development standards see subsection <a href="#">17.124.050</a> B6 of this title)	68' <sup>1,2</sup>
	Non-habitable structures located on building roof tops	10'
	Perimeter walls enclosing roof top deck and structures	4' above roof surface height. Perimeter roof top walls are required to be at least 75% transparent
	Roof top solar and mechanical equipment above roof surface	5'

Note:

1. For purposes of this Section, a project in the Community Core Subdistrict 1 that provides 100% community housing above the first floor and complies with the ground floor street frontage uses of the Subdistrict, shall be considered a 100% community housing project.

21. All buildings greater than 48 feet in height or that contain a 4<sup>th</sup> or 5th floor shall require final approval from the City Council. For hotel height standards, see subsection [17.124.050](#)B6 of this title.

(Ord. 1187, 2018; Ord. 1162, 2016)