



City of Ketchum  
Planning & Building

**PLANNING AND ZONING COMMISSION POLICY STATEMENT**

**Goals for Successful Development in the Community Core, Tourist, and High-Density Zone Districts**

**Adopted: April 12, 2022**

The ~~Planning and Zoning Commission seeks to ensure that all projects city-adopted Emergency Ordinance 1234 which requires a Conditional Use Permit for any project~~ taking advantage of the density bonus program, outlined in Ketchum Municipal Code Section 17.124.040 – *Floor area ratios and community housing*. ~~The goal of the Conditional Use Permit is to ensure that all projects receiving a density bonus~~ contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum. The 2014 Ketchum Comprehensive Plan outlines future land uses for each zone district in Ketchum which were codified in 2015 when the zoning regulations were updated to include stated purposes for each zone district. To provide additional clarity to the development community, the following information outlines the purpose of each zone district and outlines the expectations and type of projects encouraged by the Planning and Zoning Commission.

**Community Core (CC-1 and CC-2)**

*Zoning Ordinance Purpose*

The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small-town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC District which is consistent with the City's comprehensive plan and the downtown master plan.

*Successful projects in the Community Core - Retail Core subdistrict ~~have~~:*

- ~~Maximized~~ ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- ~~Retain as much square footage of any existing retail and restaurant uses as possible.~~
- ~~Have u~~pper floors of primarily office use and minimal residential.
- ~~Include o~~n-site community housing ~~on upper floors.~~
- ~~Include P~~arking allocations that do not exceed minimum parking requirements, except for public parking.
- ~~Have u~~nderground or tuck under parking for projects on more than one Ketchum Townsite Lot.
- ~~Limit B~~elow grade uses ~~to primarily limited to~~ storage, mechanical, and parking.

*Successful projects in the Community Core - Mixed Use subdistrict ~~have~~:*

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.

- Primarily active commercial on the ground floor such as retail, restaurants, recreation, health/wellness services, and government.
- Have Upper floors of primarily contain commercial or residential uses.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Place Conpassive commercial uses, such as office, on the upper floors. If officeLimited office uses are on the ground floor, it is limited but and should not be fronting the street.
- Limit Below grade uses limited to primarily storage, mechanical, and parking. Placement of commercial or residential uses below grade is not appropriate.
- Include Parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have Underground parking for projects on more than one Ketchum Townsite Lot.
- ~~Upper floors primarily contain commercial or residential uses.~~
- Have On-site community housing on upper floors.
- ~~100% residential projects have~~ Have strong connection to the street when the project is 100% residential, such as individual entrances to each ground floor residential unit and non-privatized outdoor ~~common~~ areas.

## **Tourist (T)**

### *Zoning Ordinance Purpose*

The purpose of the T Tourist District is to provide the opportunity for high density residential and tourist use, land ownership and development including certain restricted business and personal service establishments in conjunction with such use, which can be justified on the basis of the primary use within the district. Tourist district classifications are intended to be carefully placed in the neighborhood structure to assure the closest possible compatibility with the surrounding uses and development. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone, and to encourage articulation and quality design in new buildings. The tourist zone contains several distinct areas, including the Entrance Corridor, Second Avenue, River Run, Warm Springs Base Area and Saddle Road.

### *Successful projects in the Tourist zone district have:*

- High density residential projects with a variety of housing unit types and sizes.
- On-site community housing on upper floors.
- ~~Active non-privatized common areas~~
- Active and passive commercial uses and hotels focused on serving visitors and second homeowners.
- Underground parking where feasible to maximize public gathering areas

## **T-3000, T-4000, and General Residential-High Density (GR-H)**

### *Zoning Ordinance Purpose*

GR-H: The purpose of the GR-H General Residential - High Density District is to accommodate the need for higher density residential land use alternatives within a district generally limited to residential uses while still preserving neighborhood amenities and favorable aesthetic surroundings.

Tourist-3000 and Tourist-4000: The purpose of the T-3000 District is to provide the opportunity for short term tourist accommodations with limited tourist support services subordinate to and in conjunction with tourist housing. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone and to encourage articulation and quality design in new buildings.

*Successful multi-family residential developments have:*

- High-density residential projects with a variety of housing unit types and sizes within the entirety of a project
- On-site community housing
- ~~Active non-privatized common areas~~

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Neil Morrow, Chair

City of Ketchum

Planning and Zoning Commission



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The Planning and Zoning Commission seeks to ensure that all projects taking advantage of the density bonus program, outlined in Ketchum Municipal Code Section 17.124.040 – *Floor area ratios and community housing*, contribute not only to community housing, but to the vibrancy of the community and the economic stability of Ketchum. The 2014 Ketchum Comprehensive Plan outlines future land uses for each zone district in Ketchum which were codified in 2015 when the zoning regulations were updated to include stated purposes for each zone district. To provide additional clarity to the development community, the following information outlines the purpose of each zone district and outlines the expectations and type of projects encouraged by the Planning and Zoning Commission.

**Community Core (CC-1 and CC-2)**

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*Successful projects in the Community Core - Retail Core subdistrict:*

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Have upper floors of primarily office use and minimal residential.
- Include on-site community housing on upper floors.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground or tuck under parking for projects on more than one Ketchum Townsite Lot.
- Limit below grade uses to primarily storage, mechanical, and parking.

*Successful projects in the Community Core - Mixed Use subdistrict:*

- Maximized ground floor restaurant and retail uses with outdoor public amenities such as outdoor seating and dining.

- Primarily active commercial on the ground floor such as retail, restaurants, recreation, health/wellness services, and government.
- Have upper floors of primarily commercial or residential uses.
- Retain as much square footage of any existing retail and restaurant uses as possible.
- Place passive commercial uses, such as office, on the upper floors. If office uses are on the ground floor, it is limited and should not front the street.
- Limit below grade uses to primarily storage, mechanical, and parking.
- Include parking allocations that do not exceed minimum parking requirements, except for public parking.
- Have underground parking for projects on more than one Ketchum Townsite Lot.
- Have on-site community housing on upper floors.
- Have strong connection to the street when the project is 100% residential, such as individual entrances to each ground floor residential unit and outdoor areas.

### **Tourist (T)**

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The purpose of the T Tourist District is to provide the opportunity for high density residential and tourist use, land ownership and development including certain restricted business and personal service establishments in conjunction with such use, which can be justified on the basis of the primary use within the district. Tourist district classifications are intended to be carefully placed in the neighborhood structure to assure the closest possible compatibility with the surrounding uses and development. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone, and to encourage articulation and quality design in new buildings. The tourist zone contains several distinct areas, including the Entrance Corridor, Second Avenue, River Run, Warm Springs Base Area and Saddle Road.

#### *Successful projects in the Tourist zone district have:*

- High density residential projects with a variety of housing unit types and sizes.
- On-site community housing on upper floors.
- Active and passive commercial uses and hotels focused on serving visitors and second homeowners.
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GR-H: The purpose of the GR-H General Residential - High Density District is to accommodate the need for higher density residential land use alternatives within a district generally limited to residential uses while still preserving neighborhood amenities and favorable aesthetic surroundings.

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*Successful multi-family residential developments have:*

- High-density residential projects with a variety of housing unit types and sizes within the entirety of a project
- On-site community housing

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Neil Morrow, Chair

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