

ORDINANCE NUMBER 854

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING CHAPTER 17.08, SECTION 17.08.020, DEFINITIONS; PROVIDING AN EXHIBIT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has made a recommendation for the Community Core Chapter of the Ketchum Zoning Code, which included revising the Community Core Design Review Standards, including bulk regulations;

WHEREAS, the City Council concurred that revisions were merited;

WHEREAS, the City hired a Consultant, Winter & Associates, on June 13, 2000 to assist in preparations of a revised Community Core Chapter, which includes bulk regulations and Design Review Standards;

WHEREAS, the Planning and Zoning Commission, in conjunction with Winter & Associates, conducted four public workshops on issues such as community character, building bulk and mass, design standards options, and Floor Area Ratio (FAR) bonuses;

WHEREAS, Winter & Associates prepared numerous drafts of the Community Core Chapter, and prepared a variety of graphic modeling scenarios depicting how different regulatory choices would affect the bulk of buildings, design of buildings and character of downtown Ketchum;

WHEREAS, the Planning and Zoning Commission conducted five work sessions and two public hearings in addition to the workshops with Winter & Associates on every aspect of the proposed Community Core Chapter;

WHEREAS, through the process of analyzing building bulk, it became evident that City Staff and private architects were using numerous different methodologies to calculate floor area;

WHEREAS, it was agreed that consistency was needed;

WHEREAS, definitions are also needed to accurately describe roof types; and,

WHEREAS, the Council has conducted six (6) public hearings on the Planning and Zoning Commission's overall recommendation, has adopted portions of Section 17.64.010 on October 17, 2000, Ordinance Number 849, as amended, and agrees that the following definitions are needed:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

SECTION 1. Pursuant to Section 67-6524, Idaho Code, the City Council hereby amends Chapter 17.08.020, Definitions, by amending the definition of "Gross floor area", as indicated by the strikeouts and underlines hereinbelow:

"Gross floor area" means the sum of the horizontal area of the building measured along the outside walls of a building or portion of a building and multiplied by the number of floors based on 1, 2 or 3 stories, including stair towers and elevators on the ground floor, and 50% of atriums over an 18' plate height ~~including each floor level~~ but not including basements, parking areas or open unenclosed decks.

and adding new definitions, as follows:

"Roof, Flat": a roof which is not pitched and the surface of which is parallel to level ground.

"Roof, Gabled": a roof ridge forming a gable at both ends of the building, or free-standing portion of building. (See illustration, Exhibit A)

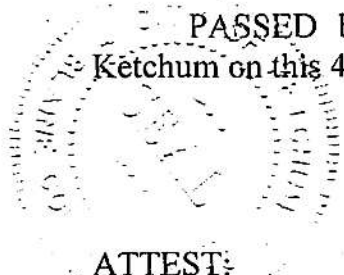
Exhibit A is attached hereto and incorporated herein by reference.


SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

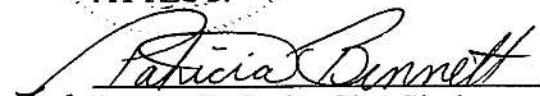
SECTION 4. EFFECTIVE DATE. This Ordinance shall in full force and effect from and after its passage, approval and publication.

PASSED by the Ketchum City Council and APPROVED by the Mayor of Ketchum on this 4th day of December, 2000.





Guy P. Coles, Mayor

ATTEST:

For: Sandra E. Cady, City Clerk

Publish: December 13, 2000
Idaho Mountain Express

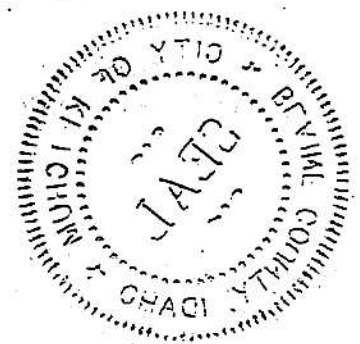
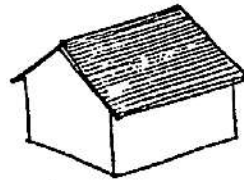


EXHIBIT A OF ORDINANCE NUMBER 854



FLAT



GABLE