ORDINANCE NUMBER 875

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING KETCHUM ZONING CODE TITLE 17, CHAPTER 17.64, COMMUNITY CORE DISTRICT (CC), SUBSECTION 17.64.010.B., ON-SITE PARKING AND SERVICE AREA REQUIREMENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 17.64 of Zoning Code Title 17 regulates the amount of parking required for a project in the Community Core District;

WHEREAS, the Ordinance currently requires a different rate of parking for a commercial building with underground parking than for at grade parking;

WHEREAS, this discrepancy was the result of a recent amendment to the CC District;

WHEREAS, the intent was to follow the Comprehensive Plan goals and policies, including that the private sector should address the true parking impacts and needs of new development in the downtown area even though the City does not require all of the needed parking on-site, and that underground parking should be provided by larger projects;

WHEREAS, the average suburban city requires approximately 3,600 parking spaces, or approximately 22 acres of parking, for every 1.2 to 1.5 million square feet of commercial space;

WHEREAS, the City of Ketchum currently is at approximately 50% of build-out and anticipates a maximum of 1.2 to 1.5 million more square feet of commercial square footage to meet build-out.

WHEREAS, the City of Ketchum acknowledges that providing enough parking to meet the demand would be physically unrealistic and would result in undesirable congestion on city streets;

WHEREAS, options to the provision of parking, including tandem parking and in-lieu payments, are alternative methods of meeting demand and providing flexibility;

WHEREAS, the reservation of parking spaces for residential uses in a mixed use building should not eliminate all parking available to commercial uses.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho:

SECTION 1. That Chapter 17.64, Community Core District (CC), of Zoning Code Title 17 of the City of Ketchum, Idaho is hereby amended, altered and changed by deleting therefrom the words lined out and adding thereto the words underlined hereinbelow, to-wit:

17.64.010.B. On-Site Parking and Service Area Requirements.

1. All new structures, alterations and additions to existing structures, and all uses within the CC district shall comply with the on-site parking and service area requirements as set forth below.

2. The required on-site parking spaces may only be reserved for residential uses in proportion to the square footage designated for that use. For example, if forty (40) percent of the gross square footage is residential in use, then no more than forty (40) percent of the parking may be reserved for residences.

~~2~~3. No part of an on-site parking space required for any building or use for the purpose of complying with the provisions of this Title will be converted for any other use unless an equivalent amount of additional on-site parking is provided, except as permitted to be paid in-lieu pursuant to this Chapter.

Use	Parking Stalls Required
~~General commercial/mercantile, office, Restaurant~~	~~1 stall per 13.75 lineal feet of lot width~~
Commercial uses, excluding hotels, motels and lodges	1 stall per 1,400 square feet of gross floor area
Hotels, motels, lodges	.75 stall per each unit, plus 1 stall per employee housing unit
Multifamily residences ~~residents~~/apartments	1 stall per unit
Single-family residential	2 stalls per residence
~~Mixed use residential, lodging/commercial Projects~~	~~1 stall per 13.75 lineal feet of lot width, or other parking requirement according to this Section for each individual use(s), whichever is greater~~
~~Projects seeking underground parking~~	~~Total required parking shall be 1 underground stall for every 1,100 square feet of net floor area~~
Mixed Use - residential and commercial	1 stall per 1,400 square feet, based on the total gross square footage of all uses
Mixed Use - hotel, motel, lodging and commercial	the sum of the parking required by the commercial or commercial/residential use plus the parking required by the hotel, motel, lodging use according to this Section, except that the commercial requirement may be reduced through the PUD process.

~~3~~4. Handicap Parking Stall. One handicap parking stall may be required for each building or building complex, if adequate on-street handicap parking does not exist, or if the American Disabilities Act requirements cannot be met by on-street handicap parking.

~~4~~5. Service Delivery and Refuse Disposal Area Requirements.

a. Single-family residence, apartment and multiple family dwellings shall provide a refuse disposal area incorporated within the building structure.

b. All other uses shall provide a refuse disposal area on-site, and adequate in size to screen all refuse containers. Adequacy of the proposed screening shall be determined by the Commission. The shared use of refuse storage areas and containers is encouraged in lieu of on-site refuse storage provided a written agreement is made with the City to assure long term shared use. Such area shall include a service access aisle to the building.

~~5~~6. Parking Dimensional Requirements.

Minimum parking stall dimensions
(Feet)

Angle	Width	Length	Aisle Width
90 degrees	8.0	18.0	22.0
30 degrees	8.0	20.0	10.0
45 degrees	8.0	20.0	11.0
60 degrees	8.0	20.0	18.0
Parallel	8.0	20.0	—
Handicap	13.0	Same as above	Same as above

~~6~~7. Parking Standards.

a. No parking stall required by this Title shall project into any street, alley, required alley setback, or other public right-of-way.

b. All parking stalls and service areas shall access through the alley excepting the following conditions:

i. If the grade of the alley and/or slope of the parking area and/or access exceeds acceptable, usable limits according to street standards Ordinance 276, codified in Chapter 12.04 or;

ii. Where alternate and/or additional vehicular access points off streets can be shown to:

(A) Enhance the overall vehicular and pedestrian circulation and parking plan on the site, and

(B) Minimize the negative impact of the vehicular traffic on adjacent streets and to prevent traffic congestion.

Approval of said alternate access points is subject to project compliance with Design Standards, Section 17.64.020.

c. If the grade of the alley and/or slope of the parking area and/or access exceeds acceptable, usable limits according to street standards Ordinance 276, codified in Chapter 12.04, the parking requirement may be met by paying in lieu for the required on-site parking according to Subsections B.7.c.ii, iii and iv.

d. Not more than thirty-five (35) percent of the total lot frontage along each street shall be taken up by a curb cut. The maximum width of a curb cut shall be twenty-four (24) feet.

e. Maintenance. The owner of property used for parking and/or service shall maintain such area in good condition free of dust, trash, debris and snow.

f. Surfacing. All required parking and service areas, together with access aisles or circulation areas including alleys, shall be surfaced with asphalt, concrete, pavers or similar hard surface.

g. Drainage. All parking and loading areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way.

h. Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. All lights shall comply with the Dark Sky regulations of Chapter 17.132.

i. Screening and Landscaping. All parking and service areas which adjoin or face a public street shall be effectively screened from the street; a dense landscaped area or screening wall or combination of area and wall shall be provided. Approval of landscape screening is also subject to Section 17.64.020, Design Standards.

j. Any lot or lots exclusively devoted to surface parking shall have landscaped areas distributed along not less than ninety (90) percent of the street frontage of the lot not required for driveways or walkways. Such landscaping shall be installed within a planting area which is a minimum five feet in depth. Sizes of plant material shall comply with Section 17.64.020, Design Standards. Interior landscape islands shall be provided to break up large open areas of parking.

k. On-site parking spaces may be provided in areas designed to serve jointly two or more buildings or users provided that the total number of on-site parking spaces shall not be less than required by this Title for the total combined number of spaces for each building or use, and provided the parking is provided in perpetuity with permission by the City Council.

l. When the calculation of the required number of on-site parking spaces results in a fractional number, fractions equal to or greater than one-half shall be adjusted to the next greater whole number of spaces.

m. Parking spaces that are tandem, meaning one space in front of another, may count as one-half (½) of a required parking space provided Design Review standards are met and one or more of the following criteria are met:

i. The tandem spaces are provided to meet the requirement for one residential unit (e.g. one 2,800 square foot residential unit could

provide 2 spaces as tandem). Tandem spaces cannot be assigned for different units; or

ii. If physical constraints pertaining to finished street grades do not allow for underground parking to be accessed off alley.

~~7~~8. Parking Exemption and In lieu Payment for Additions to Existing Structures.

a. An exemption may be made to the improvement of a required parking stall(s) if an existing healthy mature tree(s) which can be preserved, as determined by the Commission, is in conflict with the improvement of a required parking stall(s). In lieu payment for this exemption is not required.

b. An exemption shall be made from the required parking or in lieu payment as provided for in Subsection B.7.c below, as follows: for existing structures which propose an addition of not more than ten (10) percent of the existing net floor area or one thousand (1,000) square feet, whichever is less, and which cannot physically provide the required on-site parking due to pre-existing building encroachments. This provision applies one time for the first addition upon the effective date of this Title.

c. A payment may be accepted in lieu of providing the required on-site parking provided that a minimum of five spaces per Ketchum Townsite lot shall be located on the site. In cases where providing the parking on-site would have a detrimental impact on circulation, pedestrian, bicycle or vehicular, or a significant historical, cultural or environmental feature, or where existing structures which propose additions or changes in use and which cannot physically provide the required on-site parking due to pre-existing building encroachments, the Commission may permit an in lieu payment for any or all of the minimum spaces required on-site.

~~e~~d. A payment shall be made to the City in lieu of providing required on-site parking, as follows:

~~i. For existing structures which propose additions or changes in use and which cannot physically provide the required on-site parking due to pre-existing building encroachments;~~

~~i~~i. In Lieu Amount. The in lieu payment shall be in the sum of twenty thousand dollars ($20,000.00) as adjusted to the C.P.I. as calculated every five (5) years for each required parking stall;

~~ii~~ii. In Lieu Payment Period. Payment of in lieu fees must be made to the Planning Department at the time of issuance of a building permit;

~~iv~~iii. In Lieu Fund. All in lieu funds received under this Section shall be placed into a special and separate parking improvement and acquisition fund to be used primarily ~~solely~~ for the purchase and improvement of public parking facilities ~~or pedestrian facilities~~ and secondarily for other parking management programs, such as paid parking, that address the demand for physical parking on-site in the CC district.

SECTION 3. 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 4. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and approved by the Mayor this 20th day of August, 2001.

DAVID HUTCHINSON
Council President

ATTEST:

SANDRA E. CADY
City Clerk

Publish: Idaho Mountain Express
August 29, 2001