

ORDINANCE NUMBER 886

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING KETCHUM ZONING CODE TITLE 17, CHAPTER 17.08, DEFINITIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Zoning Code Title 17, Chapter 17.16, Section 17.16.010.L, regulates the percentage of land area that may be covered by buildings in the Limited Residential (LR) Zoning District;

WHEREAS, the City of Ketchum has various residential zoning districts that are graduated in terms of allowable lot size, density and coverage;

WHEREAS, the Limited Residential (LR) Zoning District is not as dense as the General Residential - Low Density (GR-L), but is denser than the other Limited Residential Districts;

WHEREAS, the coverage requirement for the LR District is inconsistent in that it allows an additional coverage not permitted in the other zoning districts for accessory buildings and a greater overall coverage than permitted in the denser, less restrictive GR-L Zone; and,

WHEREAS, the proposed amendment eliminates the additional coverage permitted in the LR Zone for accessory buildings.

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

SECTION 1. That Chapter 17.016, Limited Residential (LR) District, Zoning Code Title 17 of the City of Ketchum, Idaho is hereby amended, altered and changed by adding thereto the words underlined and deleting the words with a strike through hereinbelow, to-wit:

17.16.010

L. Maximum Building Coverage. Not more than thirty-five (35) percent of the lot area shall be covered by the principal building including garages, and guest houses and all other accessory buildings ~~to such structure, except that other accessory buildings listed in Subsection A.5 of this Section may cover a portion of the lot area in addition to the building coverage specified. Maximum building coverage for all buildings is fifty five (55) percent of the lot.~~

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 5th day of November 2001.



ATTEST:


SANDRA E. CADY, CMC
City Clerk


DAVID C. HUTCHINSON
Mayor

Publish: Idaho Mountain Express
November 14, 2001

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