

ORDINANCE NUMBER 899

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ZONING CODE TITLE 17, CHAPTER 17.08, SECTION 17.08.020, DEFINITIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ketchum City Council adopted Ordinance Number 850 on October 2, 2000 to address building heights on sloped lots in Ketchum, and;

WHEREAS, the Planning and Zoning Commission has observed through the design review process that Ordinance Number 850 does not address all of the issues of building heights on sloped lots, and;

WHEREAS, the Planning and Zoning Commission considered various options at their March 25, April 8 and April 13, and May 13, 2002 meetings to address this issue, conducting a total of five (5) public hearings regarding the changes herein, and;

WHEREAS, the Planning and Zoning Commission have recommended to the Council the changes herein to address building height on sloped lots.

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

SECTION 1. That Chapter 17.08, Definitions, 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:

**Section 17.08.020 Definitions.**

**"Height of Building"**, means the greatest vertical distance measured at any point from the roof ~~directly~~ to natural, existing or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five (5) feet greater than the maximum height permitted in the zoning district (see Illustration B).

No facade shall be greater than the maximum height permitted in the zoning district. (See definition of façade and Illustration B). Facades which step up or down hillsides ~~Any additional building height permitted by definition shall be set back from the tallest-lower facade a minimum of fifty (50) percent of the building height of the lower tallest-facade,~~ except that roof overhangs may extend up to three feet into this area (see Illustration B). This building height provision shall

apply to parapets, boston roofs and any other portion of a building roof but shall not apply to flag poles, lightning rods, weather vanes, antennas or chimneys.

**NEW DEFINITION: FACADE**

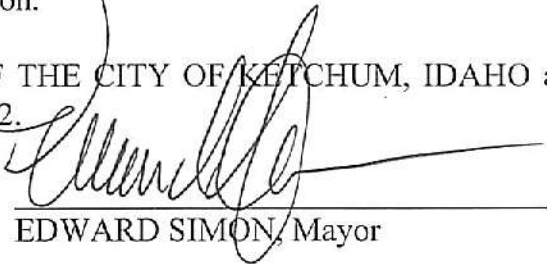
**“Façade”**: means the exposed exterior wall of a building, including measurement to the highest point of a gable end as shown in Illustration B.

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 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 12<sup>th</sup> day of June, 2002.



EDWARD SIMON, Mayor

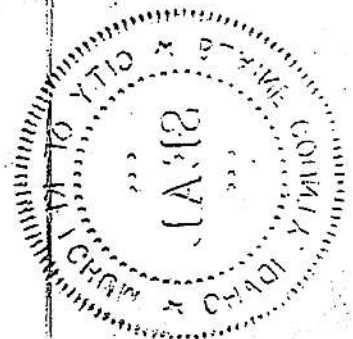
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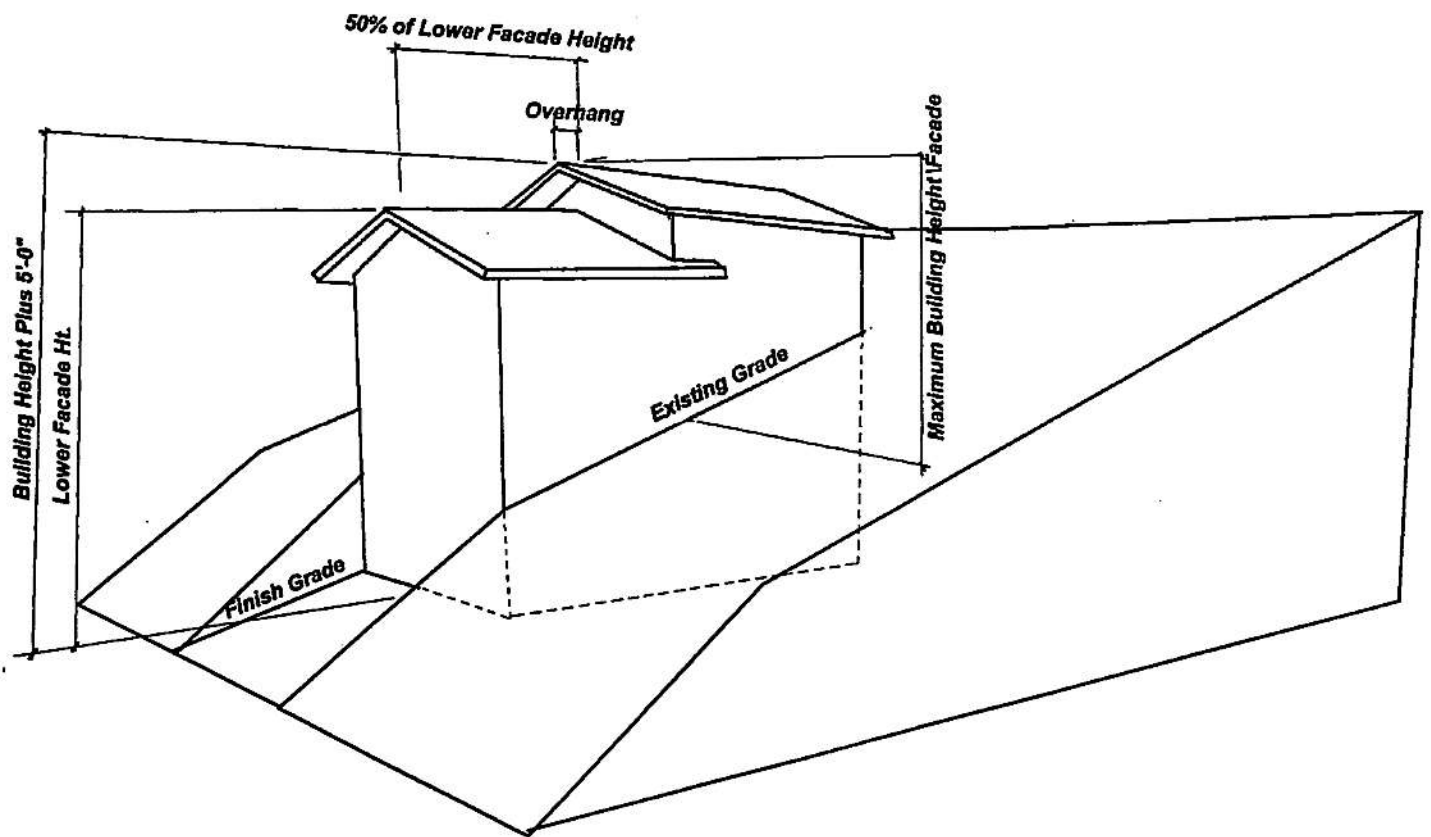


SANDRA E. CADY, City Clerk

Publish: June 19, 2002  
Idaho Mountain Express

*[Faint, illegible handwritten text]*





**Illustration B**  
**Maximum Building Height, Façade Definition**