

ORDINANCE NUMBER 912

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ZONING CODE TITLE 17, CHAPTER 17.020, DEFINITIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum has identified the need to clarify when parking garages, covered parking and other parking areas are included in the gross floor area calculations.

WHEREAS, gross floor area calculations directly impact the size and bulk of buildings.

WHEREAS, the City's Comprehensive Plan policy 4.5.15 states that the design review standards for the Community Core (CC) Zone should be revised to address key issues identified in this plan, including, but not limited to: Designing buildings in the Community Core to be in scale with the lot(s) being developed and with the surrounding area without appearing oversized; Setting upper stories further back from the street to reduce bulk and minimize winter shading; Varying rooflines as well as façades, both to bring light to the street level and to provide visual interest; Maintaining a "pedestrian scale" as larger buildings replace smaller ones, requiring more specific standards for breaking lengthy façades into smaller - roughly one lot width - elements, reducing the vertical appearance of tall buildings, addressing the number of entrances and the percent of a façade occupied by display windows; Ensuring that multiple lot developments are not overly massive in scale; Using design to stimulate street life, including window shopping and outdoor dining; and, providing adequate open space and sidewalks for pedestrian circulation, landscaping and other amenities.

WHEREAS, the current definition of gross floor area may exempt enclosed parking areas from the gross floor area calculation thus directly increasing the size and bulk of buildings in the Community Core (CC) Zone.

WHEREAS, the Commission found that single lot developments on Ketchum Townsite lots of 5,600 square feet or less are less bulky and are generally smaller in scale than multiple lot developments.

WHEREAS, the Commission found that the addition of the minimum required parking areas did not significantly impact the building bulk and scale on these single Ketchum Townsite lots of 5,600 square feet or less.

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

SECTION 1. That subsection 17.020, Definitions, of Zoning Code Title 17 of the City of Ketchum, Idaho is hereby amended as follows:

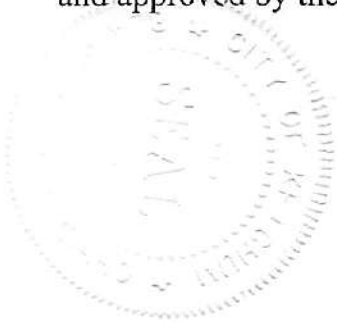
“Gross Floor Area” means the sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building ~~and multiplied by the number of floors based on 1, 2 or 3 stories,~~ including the stair towers and elevators on the ground floor only, and 50% of atriums over 18 foot plate height but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum Townsite lots of 5,600 square feet in size or less are not included in the gross floor area calculation.

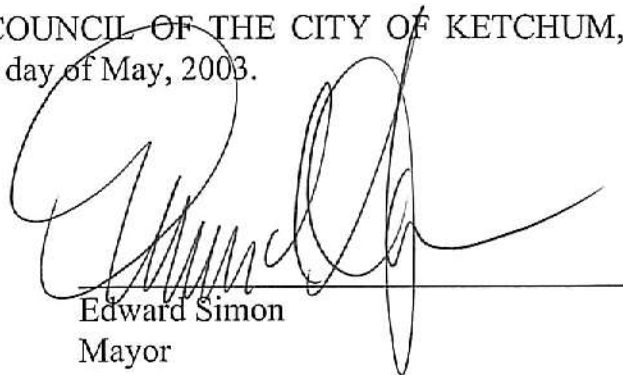
SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason 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 5th day of May, 2003.




Edward Simon
Mayor

ATTEST:


SANDRA E. CADY
City Clerk

Publish: May 14, 2003
Idaho Mountain Express

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