

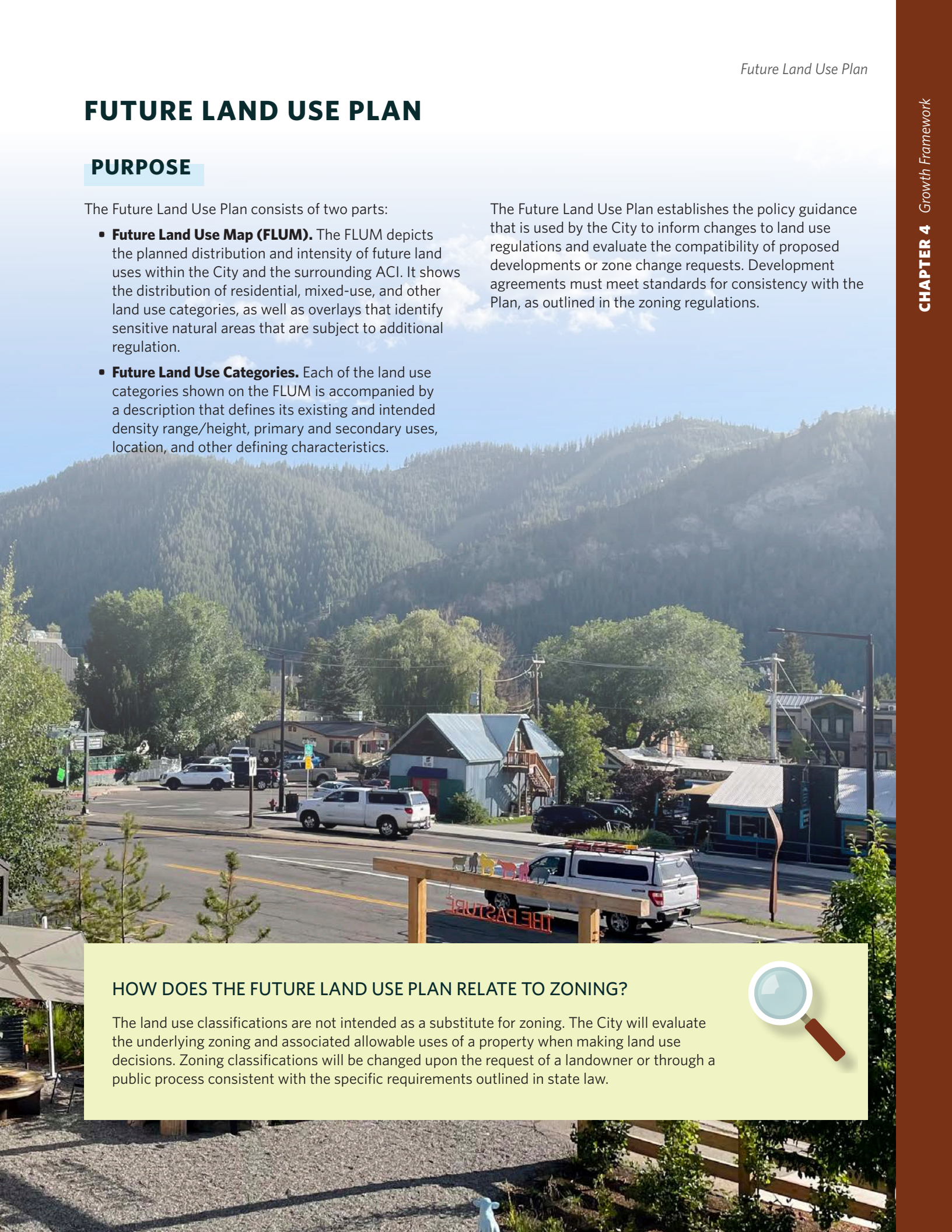
FUTURE LAND USE PLAN

PURPOSE

The Future Land Use Plan consists of two parts:

- **Future Land Use Map (FLUM).** The FLUM depicts the planned distribution and intensity of future land uses within the City and the surrounding ACI. It shows the distribution of residential, mixed-use, and other land use categories, as well as overlays that identify sensitive natural areas that are subject to additional regulation.
- **Future Land Use Categories.** Each of the land use categories shown on the FLUM is accompanied by a description that defines its existing and intended density range/height, primary and secondary uses, location, and other defining characteristics.

The Future Land Use Plan establishes the policy guidance that is used by the City to inform changes to land use regulations and evaluate the compatibility of proposed developments or zone change requests. Development agreements must meet standards for consistency with the Plan, as outlined in the zoning regulations.



HOW DOES THE FUTURE LAND USE PLAN RELATE TO ZONING?

The land use classifications are not intended as a substitute for zoning. The City will evaluate the underlying zoning and associated allowable uses of a property when making land use decisions. Zoning classifications will be changed upon the request of a landowner or through a public process consistent with the specific requirements outlined in state law.



GROWTH PRINCIPLES FOR A SUSTAINABLE AND RESILIENT KETCHUM

The FLUM establishes a framework for managing forecast growth in a manner that will protect and enhance Ketchum’s eclectic character, distinct neighborhoods, and quality of life. The FLUM also encourages sustainable and resilient growth that is grounded in the principles outlined below. These principles align with the goals and policies outlined in Chapter III, and reflect input received as part of walking tours, workshops, and other conversations about growth as part of the Cohesive Ketchum process.

MAKING EFFICIENT USE OF AVAILABLE LAND AND INFRASTRUCTURE

Participants generally expressed a desire to see Ketchum get “more bang for its buck” out of the limited land available for residential development, meaning that if mansion-sized houses were going to be constructed, it would be preferable for those houses to contain more than one dwelling unit, provided those units contributed to the City’s community housing options. In some cases, the FLUM establishes minimum densities, and generally discourages the proliferation of very large single-family detached homes. However, densities and building heights vary greatly by location to reinforce established and desired characteristics for each neighborhood or district, and community input.

LINKING LAND USE AND TRANSPORTATION

Plan policies support ongoing collaboration with Mountain Rides and other partners to expand regional transit service and utilize transportation demand strategies to reduce pressures on SH-75, the Wood River Valley’s primary transportation artery. The FLUM encourages transit-supportive densities, community housing, and a mix of jobs and

supportive services in areas that are currently served by transit or shuttle service, or that could be in the future—downtown, Warm Springs Base Area, River Run Base Area, the St Luke’s Hospital ACI, and the Light Industrial Area. Plan policies also support ongoing investment in pedestrian and bicycle infrastructure to expand opportunities for walking and bicycling, reduce vehicle miles traveled, and support regional efforts to lower GHG emissions and energy consumption over time.

EXPANDING COMMUNITY HOUSING OPTIONS COMMUNITY-WIDE

As noted previously, it has become increasingly difficult to afford to live and work in Ketchum over the past decade. Residents and businesses alike expressed frustration at the impact of housing trends on Ketchum as a community and will continue to have without stronger intervention from the City and other partners. Participants expressed support for the expansion of community housing options not just in downtown, but throughout Ketchum, and emphasized that a range of options should be accommodated to fit the needs of individuals and families at different stages in their lives. As a result, the FLUM builds on priorities identified as part of the City’s Housing Action Plan providing opportunities for a mix of housing types and laying the groundwork for the expansion of tools the City may use to incentivize the preservation or construction of community housing.

EXPANDING FOCUS ON EXISTING/ EMERGING MIXED-USE ACTIVITY CENTERS

The FLUM designated two mixed-use activity centers that are planned for higher-density development with a mix of residential and non-residential uses. Uses in these areas will generally be more neighborhood-serving and would serve as a complement to downtown.

- **Warm Springs Base Area.**

A master plan for the Warm Springs Base Area provides the opportunity for a rejuvenated and lively ski area-focused place. This redeveloped center builds on the existing non-residential uses already provided at the ski lodge, and hosts a variety of retail and service options that are designed to serve day users, local neighborhoods and tourists. The historic hot springs that once anchored this area would again become a special attraction.

- **River Run Base Area.** While development at the River Run Base Area is currently limited to the ski lodge, the surrounding area is planned for a mix of tourism-oriented retail, lodging, food service, entertainment, and community housing.

PROTECTING COMMUNITY CHARACTER

Recent growth pressures and redevelopment activity downtown has led to community concerns about the height and massing of major projects, and the loss of parking. A variety of policy and regulatory options were explored with the community as part of the Cohesive Ketchum process to try to strike a balance between character, housing, and the economy. Participants also expressed concern about the sleek, modern design of many new buildings in and around downtown and the gradual erosion of the “funkiness” that has set Ketchum’s character apart from other mountain towns. While these concerns generally centered around downtown, participants generally expressed support for establishing design guidelines or standards for all areas of the community, with the goal of focusing on the characteristics that make each neighborhood or district unique. Participants also expressed support for exploring reductions in height allowances and the use of height and FAR incentives in the Retail Core.

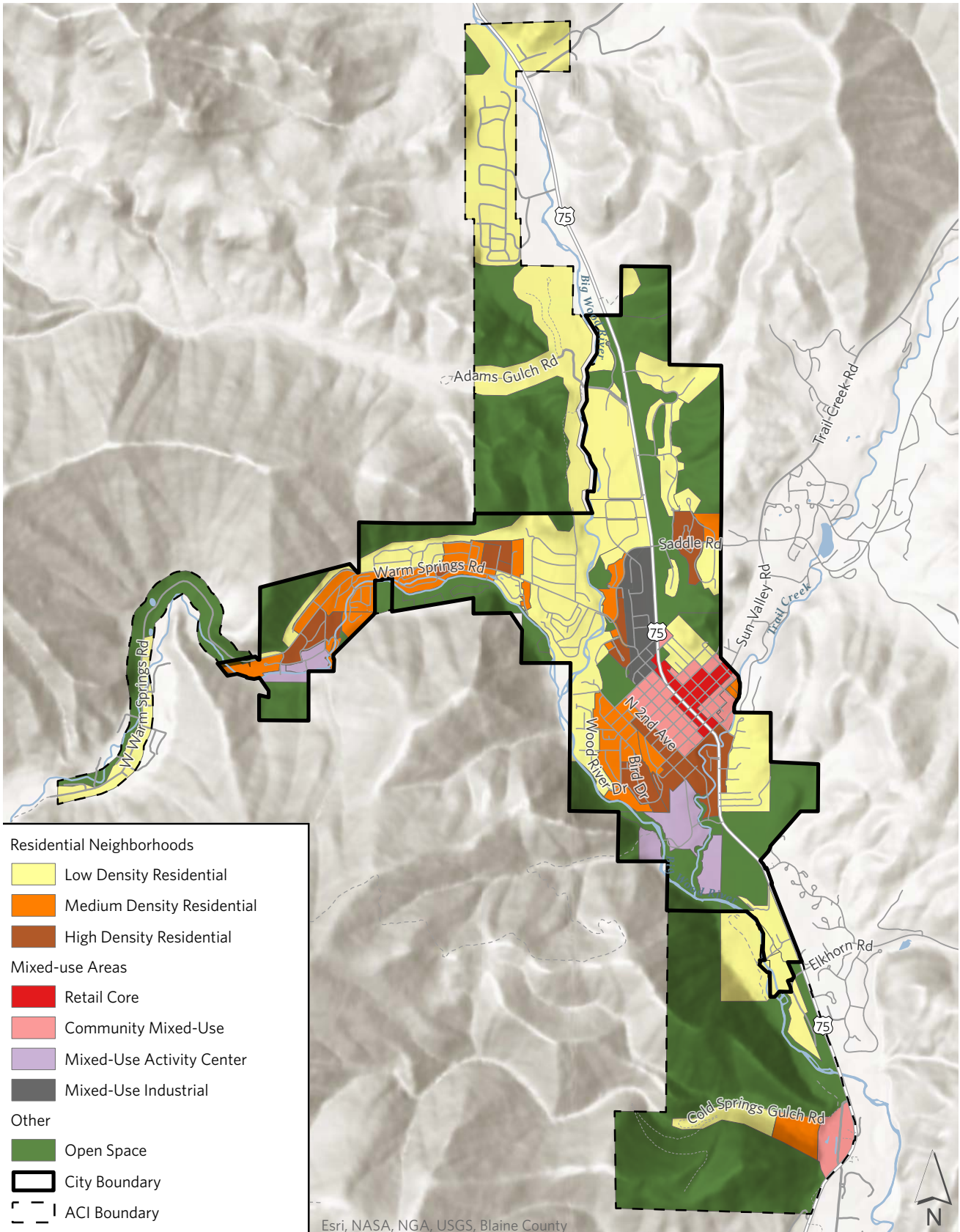
PRESERVING OPPORTUNITIES FOR INDUSTRIAL USES

Ketchum is unique among mountain towns to have a fully-functioning light industrial area close to downtown. While the area has evolved substantially over the past decade to include some housing and complementary service uses, industrial uses continue to comprise a majority of the land area. When asked about the potential for expanding opportunities for community housing and neighborhood services in the Mixed-Use Industrial Area, most participants were generally supportive of doing so—with some guardrails to ensure that light industrial uses are retained, protected, and encouraged, and that future housing units would be deed-restricted to ensure they are available to the local workforce.

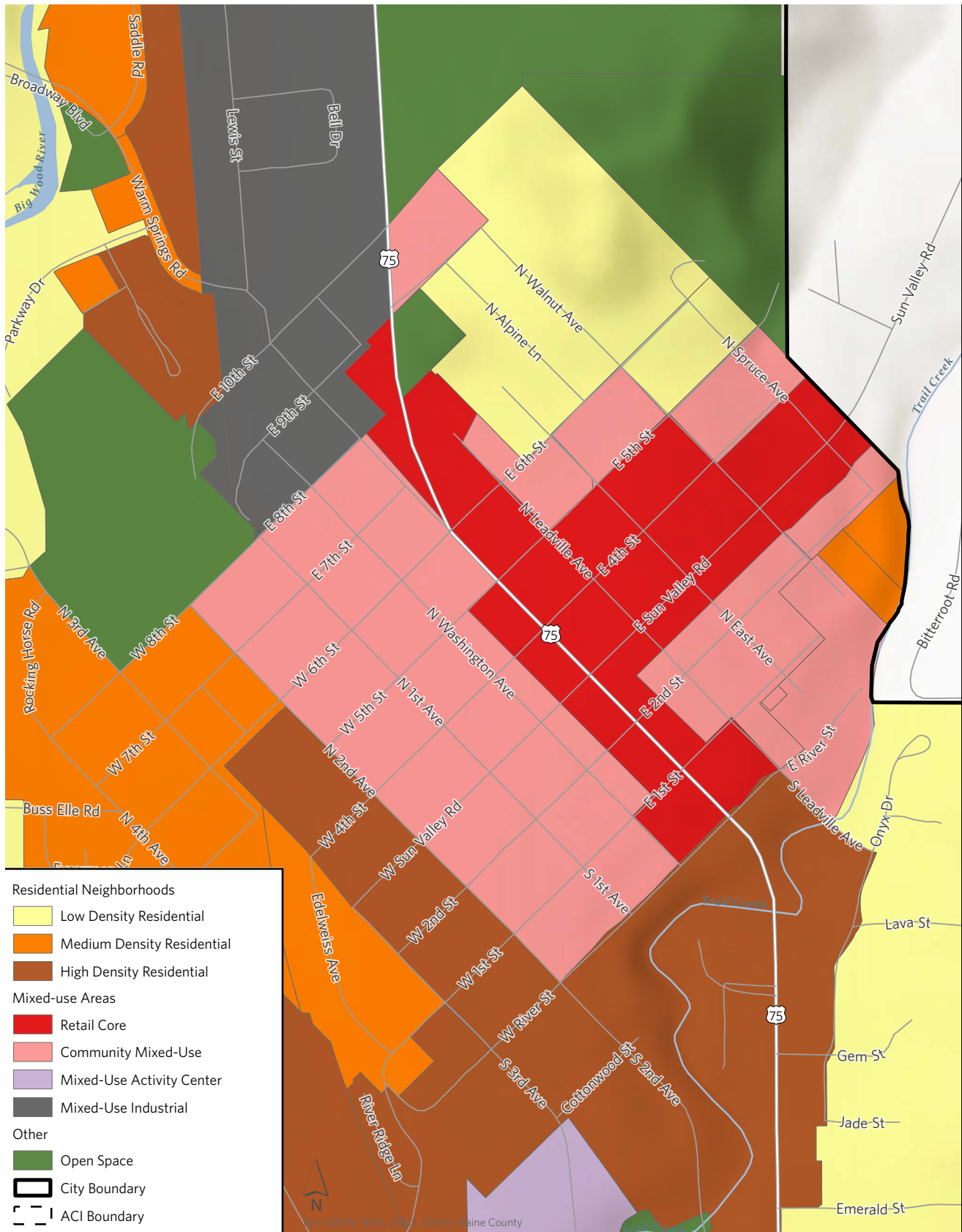
PROTECTING KETCHUM'S NATURAL ASSETS

The FLUM illustrates a connected system of open space to conserve natural features, including the Big Wood River, Warm Springs Creek, and Trail Creek, sage-covered hillsides, forested areas, and views from major roads. Goals and policies throughout this Plan support the protection of Ketchum’s natural assets. While these areas are valued for the scenic and recreational qualities, they are complex ecosystems that play an essential role in supporting plant and animal life, enhancing air and water quality.

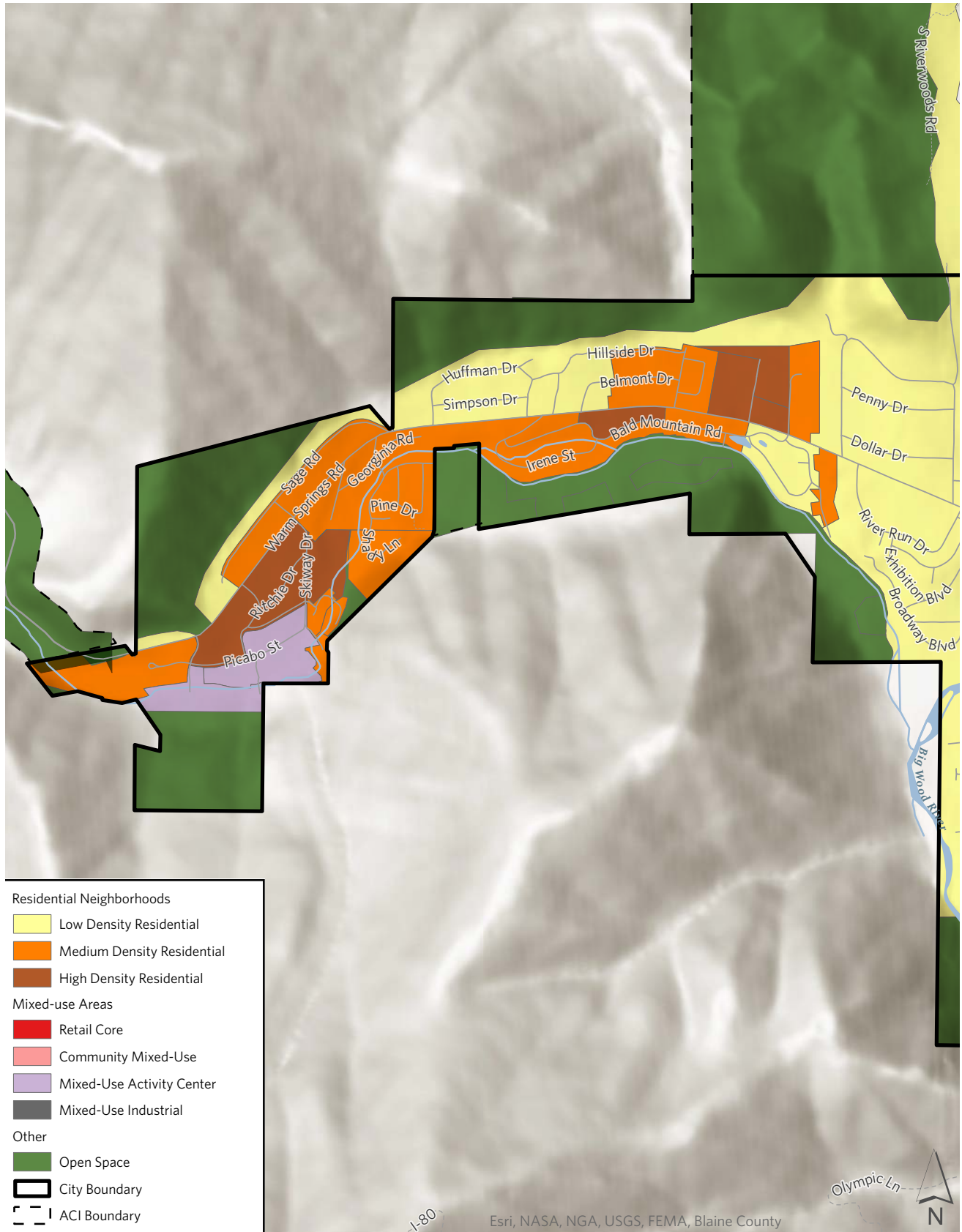
FUTURE LAND USE MAP - KETCHUM



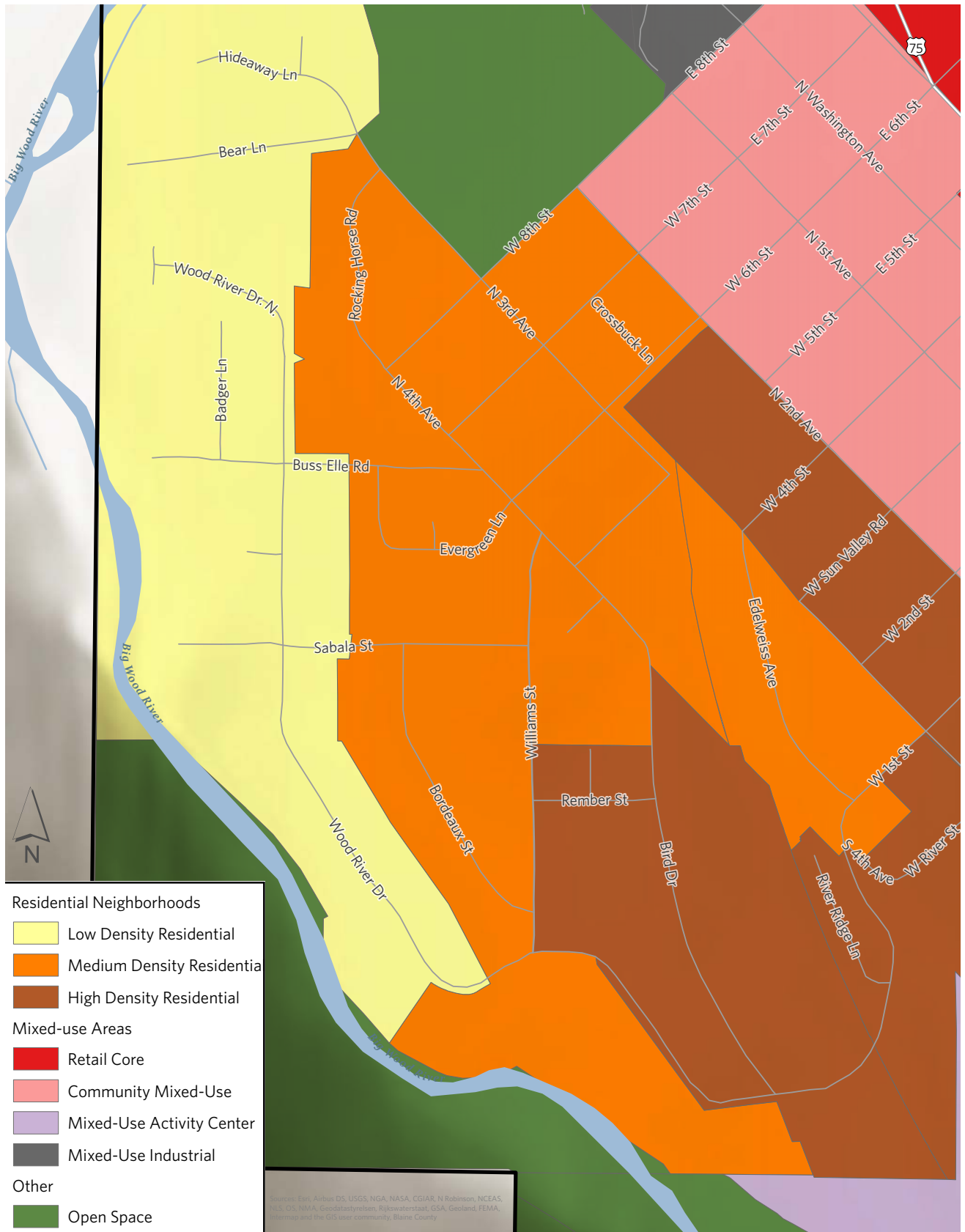
FUTURE LAND USE MAP - DOWNTOWN



FUTURE LAND USE MAP - WARM SPRINGS



FUTURE LAND USE MAP - WEST KETCHUM

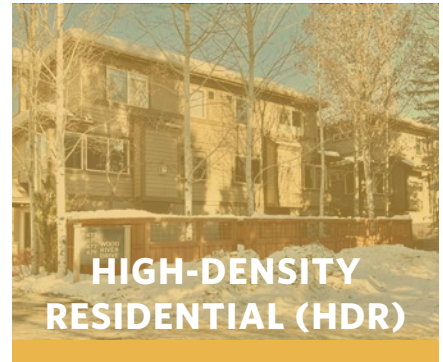
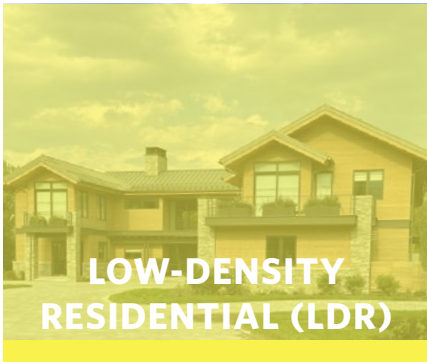


LAND USE CATEGORIES

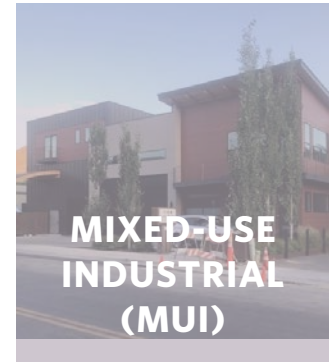
OVERVIEW

The following sections describe the land use categories shown on the FLUM. The FLUM identifies future land uses within the City and the surrounding ACI. It shows the distribution of residential, mixed-use, and other land use categories, as well as overlays that identify sensitive natural areas that are subject to additional regulation.

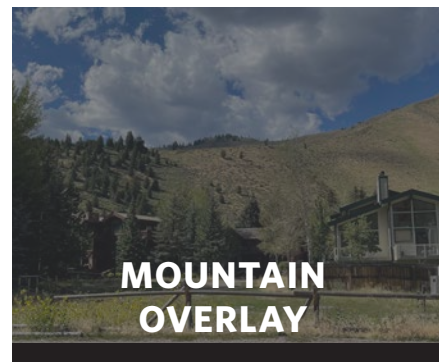
RESIDENTIAL NEIGHBORHOODS



MIXED-USE NEIGHBORHOODS



OTHER





RESIDENTIAL NEIGHBORHOODS

Three residential land use categories are defined on the pages that follow: Low-Density Residential, Medium-Density Residential, and High-Density Residential. Each of Ketchum’s residential neighborhoods is distinct. Each category description provides guidance regarding the planned density, height, and mix of uses. An explanation of current and desired characteristics that are unique to each category is also provided. Characteristics that are common to all residential neighborhoods include:

- **Integration of community housing.** Housing in Ketchum exists in a variety of forms, ranging from accessory dwelling units to single-family detached dwellings to multifamily apartments. The integration of additional community housing units will be prioritized in all residential neighborhoods through targeted infill, redevelopment, or the adaptive reuse of larger existing homes, consistent with the applicable and use categories.

See also, Diverse Community Housing Options, page 36-40.

- **Access to parks, open space, and recreational amenities.** Many neighborhoods have direct access to local and regional open space and trails, access to two base areas, and in some cases, access to adjacent Bureau of Land Management or Forest Service land. Maintaining access to these amenities as the City continues to grow is important.

See also, Exceptional Recreational Opportunities, page 41-44.

- **Historic and Cultural Resources.** The rehabilitation and maintenance of homes over 50 years of age is the priority rather than demolition. Historic resources that represent and celebrate Ketchum’s history will be identified and may be preserved through historic preservation programs.

See also, Distinctive Built and Natural Environment, page 27-35.

- **Complementary uses.** Although not called out explicitly in each of the land use categories that follow, uses such as urban agriculture, parks, recreational amenities, community gardens, schools, places of worship, and other public uses and are generally considered to be complementary uses in all residential neighborhoods.
- **Other character-defining features.** Mature trees and plantings (both deciduous and evergreen) are prevalent in residential neighborhoods (particularly in the Low- and Medium-Density Residential categories), screening many homes from the street, providing shade, offering shelter and forage for local birds and wildlife, framing views of the surrounding mountains, and generally contributing to a character that is uniquely Ketchum. Trees and dense vegetation also increase the vulnerability of neighborhoods within the Wildland Urban Interface (WUI).

Underlying zoning, site constraints, and the surrounding development context will be evaluated during the development review process and future zoning changes. The City will also consider the availability of utilities, circulation and access for vehicles, pedestrians, and bicycles, access to transit (where applicable), proximity to and impact upon community facilities such as schools, parks, and open space, and consistency with the goals and policies of this Plan.



LOW-DENSITY RESIDENTIAL (LDR)

EXISTING CONTEXT & CONDITIONS

The Low-Density Residential (LDR) areas in Ketchum feature predominately single-family housing and ADUs in a range of different ages, sizes, and architectural designs. These areas are distributed throughout Ketchum in the mid and lower Warm Springs neighborhoods, neighborhoods north of the light industrial area, Mortgage Row and Gem Streets. Neighborhoods generally include larger lots developed along wide tree-lined streets with no curb and gutter or sidewalks. Residences are typically set back farther from the street than required with long driveways and extensive landscaping. Areas between roads and private property are landscaped with minimal formal on-street parking. Pedestrians, cyclists, and vehicles share the road as traffic is generally low in volume and speed. Current lot sizes generally range from 8,000 square feet to more than an acre. Existing residential densities permitted range from one to five dwelling units per acre.

FUTURE VISION

Intent. Although these areas are not intended to change significantly, the efficient use of available land should be achieved through an increased number of ADUs, subdivision of large lots into smaller lots, and the division of large existing homes into multiple units. Density should be generally one to six dwelling units per acre. Minimum/maximum unit sizes will be required.

MIX OF USES

- **Primary.** Single-family detached homes and duplexes
- **Secondary.** Accessory dwelling units, home-occupations, as well as other supporting and complementary uses.

LOT SIZES

Flexibility of lot sizes should be provided moving forward to encourage the efficient use of available land. The subdivision of large lots is encouraged to expand community housing and preserve existing housing units.

HEIGHT

Up to three stories pursuant to design standards/guidelines.



PARKING AND TRANSPORTATION

Parking is primarily on site in attached/detached garages and in driveways. On-street parking is limited to visitor parking during the summer. On street parking is not permitted during the winter. Public transportation provides access to these areas should be enhanced.

DESIRED CHARACTER

See desired common characteristics of Residential Neighborhoods, page 95.

Building Orientation and Site Design. Infill and redevelopment should reinforce the established and desired characteristics that make each neighborhood unique. Site development should include mature trees and vegetation in front yard areas and buildings should be sited to provide distance between structures.

Public Amenities/Gathering Spaces. These areas are primarily served by public neighborhood parks, trails, and river access points. Individual public amenities are not required as part of new development.

Public Realm. Existing characteristics of streets should be retained and enhanced to reinforce the neighborhood character of these areas. Large existing trees within public rights-of-way that do not impede safety, maintenance operations, or increase the vulnerability of the neighborhood to wildfire should be preserved. The public views of surrounding mountains should be enhanced by undergrounding utility lines. All public and private roads in Ketchum should remain open for community and public access—gated/private roads are not permitted.



MEDIUM-DENSITY RESIDENTIAL (MDR)

EXISTING CONTEXT & CONDITIONS

The Medium-Density Residential (MDR) areas in Ketchum feature a range of housing types, including single-family homes, duplexes, and smaller multi-family residential buildings. These areas include portions of the Warm Springs Base Area, mid and lower Warm Springs neighborhoods, West Ketchum, and areas west of the light industrial area. No two areas are alike, each with a variety of buildings of different ages, sizes, and architectural styles. The public realm generally features tree-lined streets with no curb and gutter, sidewalks, or formal on-street parking. While the street widths vary, many rights-of-way are narrow and further constrained by steep slopes, existing trees, and winter snow storage. Pedestrians, cyclists, and vehicles share the road as traffic is generally low in volume and speed. Current lot sizes vary from 8,000 square feet to one acre. Existing residential densities permitted range from five to 11 dwelling units per acre.

FUTURE VISION

Intent. The diversification of housing options is encouraged through residential infill and redevelopment that is compatible with the surrounding neighborhood and expands community housing. Naturally-occurring affordable rental and owner-occupied housing units should be preserved. Density should be generally six dwelling units per acre. Density up to 18 dwelling units per acre may be permitted if community housing is the primary use and the proposed development is contextually compatible with the surrounding neighborhood. Minimum/maximum unit sizes will be required moving forward.

MIX OF USES

Primary Uses. Townhomes and smaller multi-family residential.

Secondary Uses. Duplexes, small single-family homes, accessory dwelling units, as well as other supporting and complementary uses.

LOT SIZES

Flexibility in lot sizes should be provided moving forward to accommodate desired housing types. The subdivision of large lots is encouraged to expand community housing and preserve existing housing units.

HEIGHT

Up to three stories pursuant to design standards/guidelines.



PARKING AND TRANSPORTATION

Parking should be on consolidated off-street surface parking areas, attached/detached garages, private driveways. On-street parking should be provided where street widths can accommodate it. On-street parking is not available during the winter.

DESIRED CHARACTER

See desired common characteristics of Residential Neighborhoods, page 95

Building Orientation and Site Design. Residential infill and redevelopment should be compatible with the size, scale, pattern, and character of the neighborhood. Mature trees and vegetation provide screening from the street and adjacent buildings. Residential buildings are oriented toward the street. Adequate building separation and setbacks from the street are provided to reinforce neighborhood scale.

Public Amenities/Gathering Spaces. These areas are primarily served by public neighborhood parks, trails, and river access points. Multi-family developments should provide adequate gathering space to serve the residents of the development

Public Realm. Physical qualities and characteristics of the streetscape that give each neighborhood its own authentic character should be retained and enhanced. Large existing trees within public rights-of-way that do not impede safety, maintenance operations, or increase the vulnerability of the neighborhood s to wildfire should be preserved. The public views of surrounding mountains should be enhanced by undergrounding utility lines.



HIGH-DENSITY RESIDENTIAL (HDR)

EXISTING CONTEXT & CONDITIONS

The High-Density Residential (HDR) areas in Ketchum primarily feature townhomes and multi-family condominium and apartment buildings, although some single-family homes and duplexes do exist. The HDR areas serve as a transition between higher-intensity uses in the downtown and base areas and lower-density areas such as MDR and LDR neighborhoods. HDR areas include portions of Warm Springs Base Area and Mid Warm Springs, west of the light industrial area, West Ketchum, Trail Creek, and neighborhoods along W 2nd Ave. Neighborhood-scale commercial uses and mixed-used developments are integrated with multi-family residential in many areas. While streetscapes and right-of-way widths vary, traffic volumes are generally higher in these areas. Sidewalks are present in some locations but connectivity is disrupted by gaps in infrastructure, damaged sidewalks, and impediments to passage like the accumulation of snow and ice. Existing residential densities permitted range from four to 26 dwelling units per acre. Lot sizes vary from 8,000 square feet to 3 acres.

FUTURE VISION

Intent. The HDR areas are intended for development similar to the multi-family townhouse and condominium development of the 1970-1990s that currently exist in these areas. Density should be generally 18 dwelling units per acre. Density up to 30 dwelling units per acre may be permitted if community housing is the primary use and the proposed development is contextually compatible with the surrounding neighborhood. Minimum/maximum unit sizes will be required moving forward and minimum residential densities may apply. While large single-family homes exist, townhomes and multi-family residential will be required moving forward.

MIX OF USES

Primary. Townhomes and multi-family residential.

Secondary. Supporting and complementary uses, such as small-scale commercial services and offices.

LOT SIZES

Flexibility in lot sizes should be provided moving forward to accommodate desired housing types. Lot consolidations may be appropriate to facilitate community housing and provide on-site parking.

HEIGHT

Up to three stories pursuant to design standards/guidelines.



PARKING AND TRANSPORTATION

Most neighborhoods are served by existing public transit or seasonal recreation shuttles. Public transportation, pedestrian/bicycle infrastructure, and sidewalk connectivity should be enhanced in these areas. Parking for residential and commercial uses should be accommodated with consolidated off-street parking areas and shared garages.

DESIRED CHARACTER

See desired common characteristics of Residential Neighborhoods, page 95.

Building Orientation and Site Design. Residential infill and redevelopment should be compatible with the size, scale, pattern, and character of the neighborhood. More intense residential infill and redevelopment is encouraged adjacent to mixed-use and commercial areas. Neighborhood-serving uses (e.g. restaurants, small scale commercial or office) should be located along the primary street frontage where easily accessible on foot or bike. Landscaping should be provided between new development and public streets.

Public Amenities/Gathering Spaces. New development should provide common amenities, such as common open space, indoor and outdoor recreational facilities, or gardens/courtyards.

Public Realm. New sidewalks and connectivity to pedestrian and bicycle infrastructure should be provided as part of new development. On-street parking shall be provided on streets to provide visitor parking.

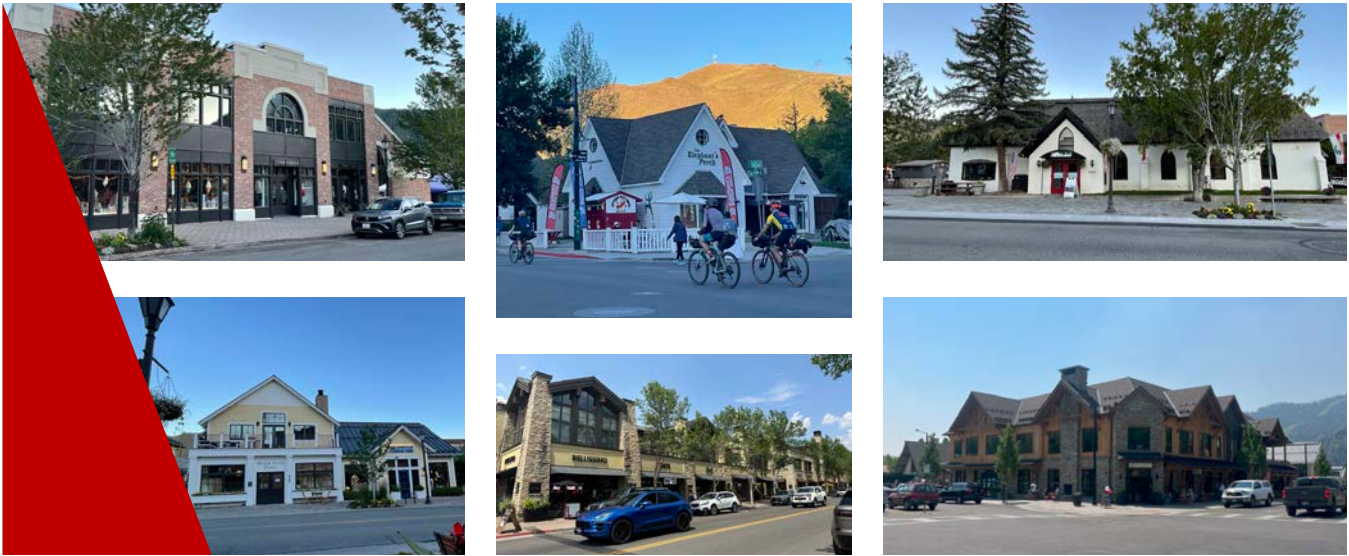


MIXED-USE NEIGHBORHOODS

Four mixed-use land use categories are defined on the pages that follow: Retail Core, Community Mixed-Use, Mixed-Use Activity Center, and Mixed-Use Industrial. Mixed-use land use categories provide opportunities for both residential and non-residential development, as traditionally found in downtown Ketchum. Each category description provides guidance regarding current and planned density/intensity, height, mix of uses, and other characteristics. Characteristics that are common to all mixed-use areas include:

- **Relationship of uses.** Uses should be physically integrated, either vertically (e.g., residential or office over ground-floor retail) or horizontally (e.g., a retail or employment use with separate residential building(s) located to the side or rear on the same site).
- **Building orientation.** New structures in mixed-use areas should generally be oriented to the primary street and/or public spaces, parks, or other areas where people walk or congregate.
- **Public spaces.** Larger mixed-use developments should incorporate common open space, plazas, decks, or other shared public spaces features that activate the street and contribute to the quality of life/experience of those who live, work, or visit the development.
- **Compatibility measures.** Where non-residential uses are mixed with residential uses, operational requirements for non-residential units, such as hours of operation, noise attenuation, screening, and other measures, should be considered to minimize conflicts.
- **Integration of community housing.** Community housing units will be encouraged in all mixed-use areas consistent with the applicable land use categories. Integrating community housing units close to jobs and services promotes work-live opportunities, reduces traffic congestion associated with commuter trips, improves access to services, supports local businesses, and generally enhances the vibrancy of Ketchum's mixed-use areas.
 - See also, *Diverse Community Housing Options*, page 36-40.
- **Access to transit.** Mixed-use areas generally support high concentrations of jobs, visitors, and/or residents, and should be supported by public transit and/or seasonal recreational shuttles.
 - See also, *Connected Transportation Network*, pages 21-26.

Underlying zoning, site constraints, and the surrounding development context will be evaluated during the development review process and future zoning changes. The City will also consider the availability of utilities, circulation and access for vehicles, pedestrians, and bicycles, access to transit (where applicable), proximity to and impact upon community facilities such as schools, parks, and open space, and consistency with the goals and policies of this Plan.



RETAIL CORE (RC)

EXISTING CONTEXT & CONDITIONS

The Retail Core (RC) within Ketchum’s downtown is the heart of shopping and dining in Ketchum. The RC includes the areas of downtown along Main Street, Sun Valley Rd, and 4th Street. The RC has a variety of building types, sizes, and character that house a variety of retail, restaurants, personal services, office, and residential. Ground floor office uses such as banks or real estate offices exist, however, the primary location for office and residential uses are on the upper floors of buildings. Buildings constructed in the RC range from historic structures part of Ketchum’s original fabric to newer buildings along Main Street with architectural styles representing all decades of Ketchum’s history. The Retail Core has much of the original Ketchum Townsite rhythm, however some properties have been consolidated making larger lots and buildings. Building heights range between one and three stories with existing residential densities permitted up to 24 dwelling units per acre.

FUTURE VISION

Intent. The RC is intended to feel separate and distinct from the surrounding Community Mixed-Use area with a lower scale of development that maintains the open air feel of the streets and the ability to see Bald Mountain, Dollar, and other surrounding natural features. New development scale and intensity should not surpass that of surrounding existing structures. Minimum number of housing units are required (2 to 5 dwelling units/ Ketchum Townsite lot) based on lot size/commercial space included. Minimum and maximum unit sizes for residential and commercial space will be required.

MIX OF USES

Primary. Retail, restaurants, personal services, entertainment, hotels, and cultural uses

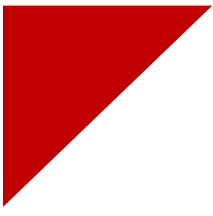
Secondary. Multi-family residential, office, institutional, other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses

LOT SIZES

Ketchum townsite lots are to be preserved with consolidation of lots only for non-conforming or demonstrated hardship conditions

HEIGHT

Up to two stories, however, three stories may be allowed with shorter floor to ceiling heights pursuant to design standards/guidelines



PARKING AND TRANSPORTATION

Generally, this area is served by regular and consistent public transportation. Pedestrian, bicycle, and bus modes of transportation are the primary ways of getting to, in, and around the retail core. New development should provide parking for secondary uses, with on-street parking serving primary uses

DESIRED CHARACTER

See desired common characteristics of Mixed-Use Neighborhoods, page 102.

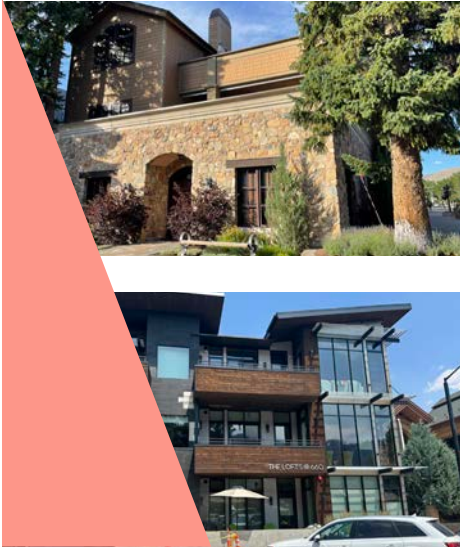
Building Orientation and Site Design. Buildings occupy much of the site with public spaces/depressions to highlight entrances to buildings and provide outdoor seating and gathering areas. Strong integration between the building and the street.

Relationship of Uses. Office and residential uses should be on upper floors leaving the ground floor for more active and higher turnover uses such as retail, restaurants, and personal services.

Historic and Cultural Resources. Historic buildings and cultural resources shall be integrated with surrounding buildings and uses in a way that highlights and celebrates the resource.

Public Amenities/Gathering Spaces. Critical for the success of downtown, thoughtful placement of gathering spaces in new developments and enhancement of existing spaces provide areas for patrons and visitors of downtown to congregate.

Public Realm. Will be distinct from the rest of downtown, highlighted by the 4th Street Heritage Corridor, using consistent furnishings, tree species, lighting, and seasonal marketing of events. On-street parking remains a priority and should be proactively managed along with the creation of safe walking and bicycling infrastructure.



COMMUNITY MIXED-USE (CMU)

EXISTING CONTEXT & CONDITIONS

The Community Mixed-Use (CMU) area within Ketchum’s downtown is the transition area between the vibrant downtown and surrounding residential areas. Like the Retail Core, the CMU also has a wide variety of building types, sizes, and character that house a variety of uses. Although retail and restaurants exist, the predominant use in the CMU is office and residential. Some single-family residences remain in the CMU unlike the retail core and house residences and retail/restaurants. Buildings in the CMU range from historic structures part of Ketchum’s original fabric to newer buildings with architectural styles representing all decades of Ketchum’s history. The CMU features larger Ketchum townsite lots (8250 SF) than the retail core, wider streets, and has a less established consistency of Ketchum townsite lots as many lots have been consolidated over time. Building heights range between one and three stories with existing residential densities permitted up to 40 dwelling units per acre. This designation also includes the area surrounding the St. Luke’s Hospital campus which is currently a mix of institutional, industrial, and residential uses ranging from one to three stories.

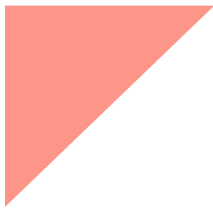
FUTURE VISION

Intent. The CMU areas in the community provide a blend of commercial and residential uses with higher intensity of development than the retail core. The western portions of downtown with this designation can accommodate higher intensity development than the eastern portions of downtown due to topography and lot sizes. Adaptive re-use of single-family residential to commercial uses is encouraged. Minimum number of housing units are required (2 to 5 dwelling units/ Ketchum Townsite lot) based on lot size/commercial space included. Minimum and maximum unit sizes for residential and commercial space will be required. Areas in the ACI with this designation will require specific evaluation with regard to the provision of access, utility service, safety, and environmental impacts.

MIX OF USES

Primary. Multi-family residential and a wide range of commercial uses, including hotels, offices, medical facilities, health/wellness-related services, recreation, and institutional uses.

Secondary. Retail, restaurants, and other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses. ACI areas may also include limited light industrial uses.



LOT SIZES

Ketchum townsite lots may be consolidated for the purpose of providing community housing and increased amounts of on-site parking, however, consolidation of more than two townsite lots is discouraged. ACI areas will have varying lot sizes based on ownership configurations and access constraints. Consolidation of lots in the ACI is encouraged to create efficient use of available land.

HEIGHT

Up to three stories; however, four story buildings may be permitted for community housing or public/institutional uses pursuant to design standards/guidelines.

PARKING AND TRANSPORTATION

Generally, people who live or stay in the CMU walk to nearby amenities or commercial uses. Others outside the area drive or take the bus, then walk once here. New development should provide parking for the majority of uses, with on-street parking serving as supplementary to off-street parking.

DESIRED CHARACTER

See desired common characteristics of Mixed-Use Neighborhoods, page 102

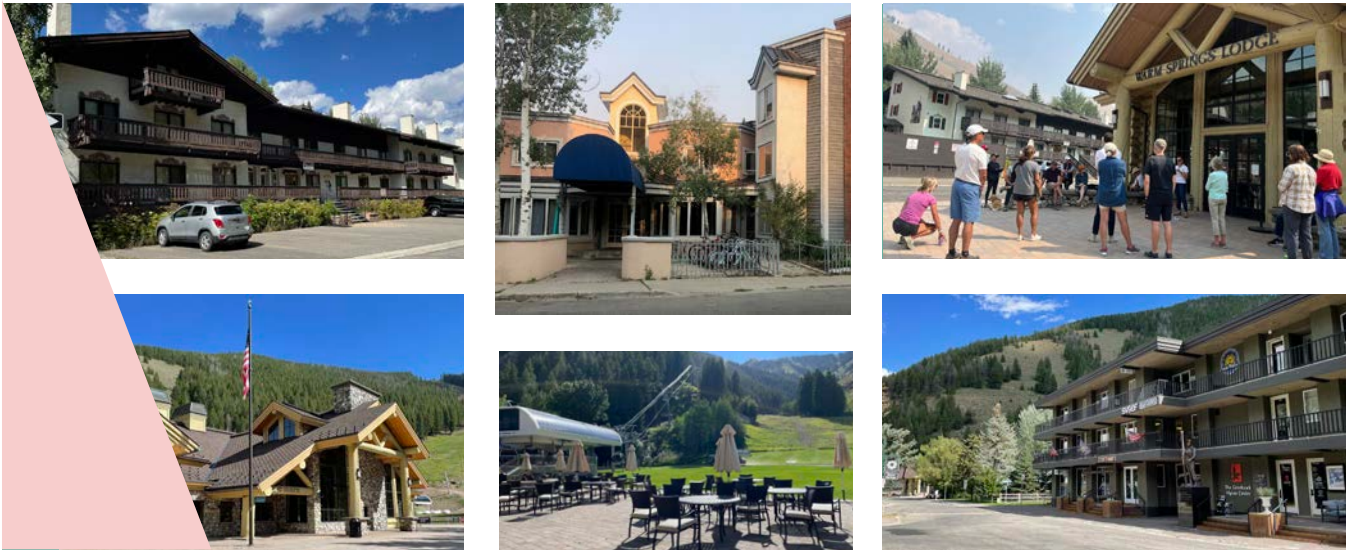
Building Orientation and Site Design. Generally, buildings occupy much of the site with public spaces/depressions to highlight entrances to buildings. Strong integration between the building and the street. Smaller buildings shall be setback from the street to allow for the creation of gathering spaces.

Relationship of Uses. Multi-family residential buildings with no commercial is encouraged in the outer ring of the area. Integration of commercial uses with residential can be achieved through vertical or horizontal layouts.

Historic and Cultural Resources. Historic buildings and cultural resources shall be integrated with surrounding buildings and uses (new and existing) in a way that highlights and celebrates the resource.

Public Amenities/Gathering Spaces. New developments on consolidated lots should provide common gathering space for residents and provide opportunities for public gathering spaces at the street level.

Public Realm. Pedestrian amenities will be distinct from and less formal than the retail core but will still include furnishings, street trees, lighting, and trash disposal. On-street parking remains a priority and shall be managed along with the creation of safe walking and bicycling infrastructure.



MIXED-USE ACTIVITY CENTER (MUAC)

EXISTING CONTEXT & CONDITIONS

The Mixed-Use Activity Centers (MUAC) exist in the areas surrounding the base of the ski resort and land immediately surrounding base operations. Both base areas are served by public transportation and have skier-oriented commercial uses such as a restaurant/bars, ski rentals, retail, and lift ticket sales. The River Run Base Area is at the south end of Ketchum and provides a significant amount of parking, but is geographically separated by the Big Wood River limiting integration with the surrounding residential neighborhood. The Warm Springs Base Area has limited parking, is more integrated within the surrounding residential neighborhood, and has commercial uses not specific to base area operations. Residential densities permitted up to 31 dwelling units per acre and buildings are generally one to three stories.

FUTURE VISION

Intent. Each base area is unique in its character and the role it serves in creating a vibrant community with recreation-oriented amenities. Warm Springs Base Area is intended to be a locals-focused area with community housing, visitor lodging, and commercial uses that create a vibrant neighborhood center. The River Run Base Area is intended to be a more formal ski-base area with residential and commercial uses focused on visitor experience. Specific small area plans will determine scope/scale of new development.

MIX OF USES

Primary. Hotels, motels, and other types of visitor lodging, high-density residential, conference, retail and restaurants, and hospitality service uses.

Secondary. Offices, personal services, structured parking, and other supportive and complementary uses such as outdoor seating areas, parks, plazas, and other public uses.

LOT SIZES

Large lots with varying sizes greater than 10,000 SF.

HEIGHT

Up to three stories, however, taller building heights may be allowed for community housing and other priority uses pursuant to design standards/guidelines.



PARKING AND TRANSPORTATION

These areas should continue to be served by public transportation and regional trail networks. On-site parking should be maximized and shared parking facilities that serve multiple uses should be prioritized in new developments. On-street parking is limited in availability and areas should be limited to pick-up and drop off and public transportation.

DESIRED CHARACTER

See desired common characteristics of Mixed-Use Neighborhoods, page 102

Building Orientation and Site Design. Generally development will occur on larger lots with larger structures containing multiple uses, therefore, buildings should have features that orient to entrances and assist in wayfinding for visitors. Buildings should be designed to compliment key pedestrian corridors and maintain views of Baldy Mountain.

Relationship of Uses. Due to the scale of development and variety of uses that may be integrated into each new development, uses may be integrated horizontally or vertically to provide active spaces that create synergies between developments.

Public Amenities/Gathering Spaces. Public amenities and gathering spaces are critical to the success of base areas. Outdoor gathering spaces should be designed for year-round use and be integrated into the design of new developments in a way that establishes key pedestrian corridors for easy navigation and access to Baldy Mountain.

Public Realm. Pedestrian, bicycle, and public transportation infrastructure are the priority for the use of public streets with wider sidewalks and dedicated infrastructure for alternative modes of transportation. Curb cuts should be minimal to concentrate access points to larger lots.



MIXED-USE INDUSTRIAL (MUI)

EXISTING CONTEXT & CONDITIONS

The Mixed-Use Industrial (MUI) area is the workhorse of the community home to much of the non-restaurant and non-retail industry businesses, although those do exist in small amounts. Located just north of downtown from 9th Street to Saddle Rd along Lewis Street and Northwood Way, between Hwy 75 and Warm Springs Rd, the MUI is home to a wide range of businesses including but not limited to medical research companies, special events, warehouse and distribution, property management, construction, and specialty artisans. Small numbers of residential exist in the form of work/live, multi-family, and school dormitories spread inconsistently throughout the area with no common open space or gathering areas. Lots are generally larger in size with buildings situated at the center of lots surrounded by on-site parking or storage areas. Buildings are generally more industrial in nature with function being the driver of design rather than style. Off-street and on-street parking is heavily used as the area is only served by public transportation on the periphery.

FUTURE VISION

Intent. The MUI is a delicate balance between maintaining and supporting commercial uses while introducing additional residential to the area. As legacy property ownership changes occur, it will be critical to encourage reuse of existing structures to retain businesses and create opportunities for new start-ups. Enforcement of illegal use of commercial property for personal storage should be a priority to free up additional space. Neighborhood-serving uses such as retail, restaurants, and groceries should be introduced purposefully to support employees and residents with limits on size. Residential densities will be dictated through height, setback, open space, parking, and minimum/maximum unit size.

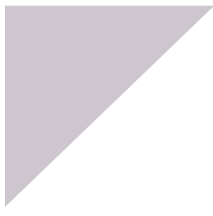
MIX OF USES

Primary. Light manufacturing, wholesale, services, automotive, workshops, studios, research, construction supply, distribution, offices, and other similar uses.

Secondary. Neighborhood-serving retail, restaurants, groceries, multi-family residential and work/live units and other supporting uses such as outdoor seating areas, parks, plazas, and other public uses

LOT SIZES

Large lots sizes greater than 10,000 square feet



HEIGHT

Up to three stories; however, up to five stories along Hwy 75 north of 10th Street pursuant to design standards/guidelines.

PARKING AND TRANSPORTATION

Off-street parking for proposed uses is a priority and the loading/unloading needs of businesses must be planned for and accommodated on-site and on public streets. Public transportation should be extended into the area to reduce vehicle trips to the area.

DESIRED CHARACTER

See desired common characteristics of Mixed-Use Neighborhoods, page 102

Building Orientation and Site Design. Generally development will occur on larger lots with larger structures surrounded by off-street parking, storage, or open space. Buildings should be oriented to maximize the function of the site and anticipated uses (e.g. orienting residential uses away from commercial/industrial uses).

Relationship of Use. Inherent conflicts between residential and light industrial uses must be mitigated through the use of site design elements and spaces such as parking and open space areas with landscaping. Less intensity commercial uses such as office can also be used as transitions between residential and industrial uses. Vertical integration of residential and commercial uses are encouraged where appropriate.

Public Amenities/Gathering Spaces. The introduction of public gathering areas and dog refuse locations will be more important as more residential units are introduced to the area. New multi-family residential developments shall provide a minimum amount of consolidated common areas accessible to residents.

Public Realm. Continued maintenance of regularly damaged sidewalks is critical for the ease of pedestrians to navigate busy roadways with large vehicles and trucks. On-street parking will be relied on for patrons of businesses while off-street parking shall be provided for proposed uses in new developments. Landscaping is contained on private property with the public realm dedicated to all modes of transportation, parking, and sidewalks.

OTHER



OPEN SPACE, PARKS, AND RECREATION

MIX OF USES

Primary. Public and private open space, trails, parks, and golf courses. Floodplain, gardens/agriculture, and natural lands dominate these areas.

Secondary. Some public utilities or facilities may be appropriate.

CHARACTERISTICS

Vary by use and location.

OVERLAYS



FLOODPLAIN

CHARACTERISTICS

Includes flood hazard areas, as defined by the Federal Emergency Management Agency, that are subject to periodic inundation that may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.



MOUNTAIN OVERLAY

CHARACTERISTICS

Designates those areas within the City that, due to their steepness of slope, high visibility from other areas within and outside of the City by the general public, unique physical characteristics including knolls, ridges and rock outcroppings, and/or skyline juxtaposition among other mountain slopes, require regulation.