



# DENSITY FACT SHEET

## Medium Density Residential (MDR)

### DOES THE COMPREHENSIVE PLAN INCREASE DENSITY?

No, except for “community housing” within the **same-size building as currently allowed**.

The community told the city that the top two priorities for the next 10 years should be **affordable housing** and preserving our **community character**. Regulations that facilitate “community housing” that is compatible with our existing neighborhoods is one way to address the community’s priorities.

### WHAT IS “COMMUNITY HOUSING”?

A dwelling unit that is legally restricted (through deed restrictions or other legally-binding mechanisms) for local use and occupancy, and may include income and asset restrictions.

**Fact:** The only way to guarantee that a house is lived in year-round by locals is if it is a deed restricted community housing unit.

### WHAT IS DENSITY?

It is a common unit of measurement to describe how many housing units are in a particular area. Most commonly described as dwelling units per acre (du/ac). An acre is 43,560 SF or  $\frac{3}{4}$  of a football field.

**Example:** A duplex on an 8,000 SF lot (typical Ketchum lot size) has a density of 11 du/ac.

#### WHAT IS ALLOWED NOW?

Medium Density Residential (MDR) is the city’s GR-L zone district.  
Currently the city allows:

**5 – 11 du/ac**

(All units are market rate)

#### WHAT IS PROPOSED?

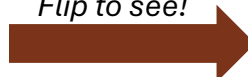
Medium Density Residential (MDR) is the city’s GR-L zone district.  
The draft plan proposes:

**6 – 18 du/ac**

(Up to 18 du/ac may be permitted if community housing is the primary use)

### WHAT DOES IT LOOK LIKE?

Flip to see!



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### WHAT DOES FUTURE DENSITY LOOK LIKE?

The draft comprehensive plan does **not** propose any increase in height or change in setbacks in the GR-L zones designated as MDR. The draft plan proposes that additional community housing units will be accommodated in the **same-size building as currently allowed**.

### EXAMPLE OF FUTURE DENSITY – Warm Springs



#### 114 WANDERERS WAY

Lot Area: 8,600 SF

#### Currently allowed

Density: One residence (5 du/ac)  
OR  
Two residences (11 du/ac)  
Height: 35 feet  
Size: 6,000-9,000 SF building

#### Proposed

Density: Three residences (18 du/ac)  
(includes one community housing unit)  
Height: 35 feet (no change proposed)  
Size: 6,000-9,000 SF building (no change proposed)

### EXAMPLE: Three residences on a 7,800 SF lot



*\*This sheet is intended for basic information only and is not comprehensive of all rules and regulations.*

