

NEW LAND DEVELOPMENT CODE



COHESIVE KETCHUM



Comprehensive Plan & Code Update

The City of Ketchum adopted its newly consolidated Land Development Code. This comprehensive update brings together key components of the former Titles 16 (Subdivision Regulations) and 17 (Zoning Regulations), along with sections of Title 12 (Streets, Sidewalks, Public Utility Easements, and Public Places), into a single, streamlined code that is easier to understand and use. The consolidated code provides a more usable foundation for upcoming land use code changes guided by the recently adopted Comprehensive Plan.

Ketchum Land Development Code
October 2025

FINAL DRAFT

Chapter 16.02 Zoning Districts

Established Zoning Districts

Ketchum, Idaho is divided into the zoning districts and overlay districts shown in the Zoning Map Amendment (Revised 2025). They are superimposed over one or more zoning districts. If the standards for an overlay district expressly conflict with the underlying base zoning district, planned development district, or another overlay, the restrictive standards shall apply.

Established Zoning Districts
Limited Residential District
Limited Residential - One Acre District
Limited Residential - Two Acre District
General Residential - Low-Density District
General Residential - Mid-Density District
Short Term Occupancy - One Acre District
Short Term Occupancy - One Acre District
Short Term Occupancy - High-Density District

Use Districts

Use Districts
Tourist District
Tourist - 3000 District
Tourist - 4000 District
Community Care District
Commercial (C-1 and Mixed (Ia/CC-2)
Light Industrial District Number 1
Light Industrial District Number 2
Light Industrial District Number 3
Commercial Use District
Cultural and Forestry Districts
Planning Management Overlay District
the Overlay District
Briggs Base Area Overlay District
Briggs Base Area Overlay District-I
Overlay District

c. Parking Alternatives

(1) Four on street parking spaces per 5,500 square feet of lot area may be counted toward the required parking requirement.

Notes: (1) For all other uses not permitted in this chart and all other off-street parking regulations, refer to the specific code requirements of 20-26-020.

LEARN MORE OR ACCESS THE LAND DEVELOPMENT CODE AT
projectketchum.org/cohesive-ketchum



See the back for an overview of the code consolidation.



WHERE DID EVERYTHING GO?

OLD CODE

NEW CODE

Chapter 16.04 - Subdivisions

Chapter 16.08 - PUDs

Chapter 16.12 - Area of City Impact

Chapter 17.04 - Introductory Provisions

Chapter 17.08 - Definitions

Chapter 17.12 - Establishment of Districts & Zoning Matrices

Chapter 17.18 - Zoning Districts

Chapter 17.20 - Historic Preservation

Chapter 17.88 - Floodplain Management Overlay

Chapter 17.92 - Avalanche Zone District

Chapter 17.96 - Design Review

Chapter 17.100 - WS Base Overlay

Chapter 17.101 - WS Base Overlay-1

Chapter 17.104 - Mountain Overlay

Chapter 17.116 - Conditional Uses

Chapter 17.124 - Development Standards

Chapter 17.125 - Off Street Parking

Chapter 17.127 - Signage

Chapter 17.128 - Supp & Bulk

Chapter 17.132 - Dark Skies

Chapter 17.136 - Nonconforming Uses & Buildings

Chapter 17.140 - Wireless Communication Facilities

Chapter 17.144 - Appeals

Chapter 17.148 - Variances

Chapter 17.152 - Amendment & Reclassification

Chapter 17.154 - Development Agreement Zoning

Chapter 17.156 - Enforcement

Chapter 16.01 - General Provisions

Chapter 16.02 - Zoning Districts

Chapter 16.03 - Use Regulations

Chapter 16.04 - Development Standards

Chapter 16.05 - Signs

Chapter 16.06 - Subdivision

Chapter 16.07 - Administration & Procedures

Chapter 16.08 - Rules of Interpretation & Definitions