

HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

General Information

Map Color



Zoning

R-15 | R-40

Sample Use(s)

- Duplexes, Multi-family, Townhouses, and other residences above retail or office

General Standards

- 15 to 40 dwellings per acre
- 1,200 (R-40) to 2,400 (R-15) square-foot minimum property sizes
- 40-foot (R-15) to 60-foot (R-40) maximum building height
- Design Review required; see Architectural Standards Manual

Design Characteristics

- Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- Locate buildings to establish an appropriate development character that enhances the compatibility and attractiveness of the site, adjacent uses, and neighborhood.
- Where provided, parking should be located toward the interior of the site and integrate with buildings and common spaces.
- Appropriately address the critical issues of site layout that influence a compatible and integrated neighborhood character, including, but not limited to, vehicular access, pedestrian connectivity, building orientations, and common spaces.
- Limit street connections for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- Where possible, coordinate the placement of common spaces and site amenities with adjacent properties to encourage integrated developments and support community connectivity.

Site Pattern



Note: This information is a summary of the Comprehensive Plan designation and Unified Development Code standards. Please see those documents for complete information. Allowed zoning densities do not always directly correlate with target land use densities. One important consideration for zoning, is the transition from existing adjacent zoning designations.



HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

Visual Reference

The images below are examples only. They represent some of the site and building design elements desired within this future land use designation, but may not necessarily represent all elements required under the Comprehensive Plan, UDC, or other policy documents.



“ Development might include duplexes, apartment buildings, townhouses, and other multi-unit structures. A desirable project would consider the placement of parking areas, fences, berms, and other landscaping features to serve as buffers between neighboring uses (City of Meridian Comprehensive Plan).

