

LOW DENSITY RESIDENTIAL

Future Land Use Map Designation

General Information

Map Color

Zoning

R-2 | R-4

Sample Use(s)

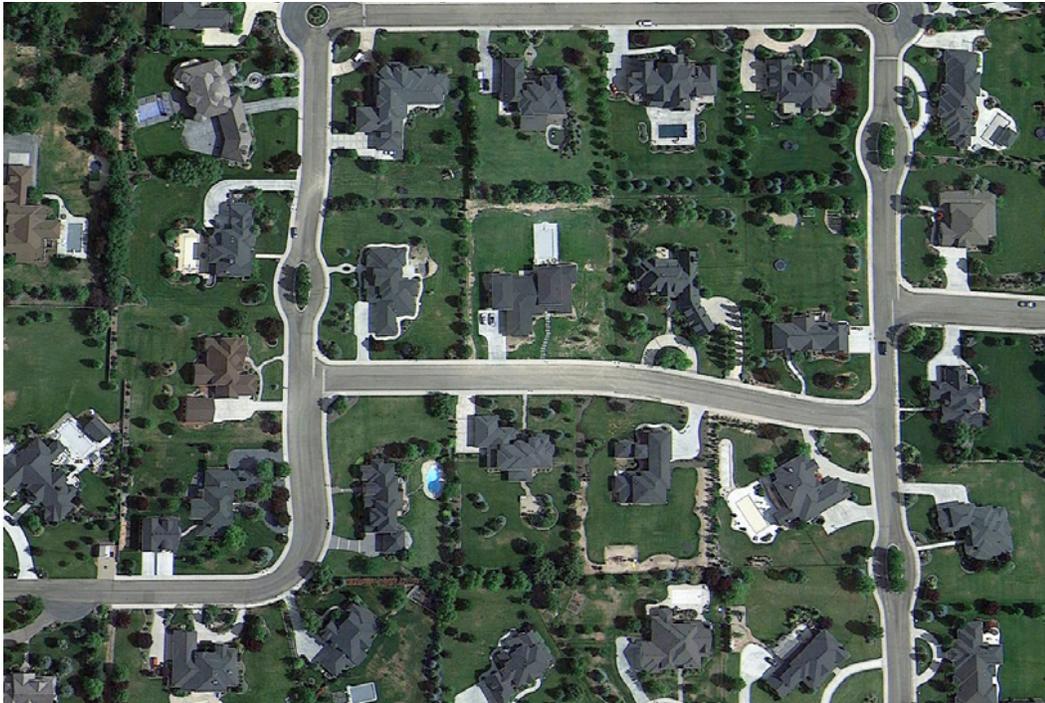
- Single-family detached residential

General Standards

- Up to three dwellings per acre
- 8,000 (R-4) to 12,000 (R-2) square-foot minimum property sizes
- 35-foot maximum building height

Design Characteristics

- Residential developments should consider existing and planned surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances.
- Where appropriate, incorporate and enhance significant natural features as site amenities and/or design elements.
- 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 off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- Strategically locate common and open spaces and site amenities to encourage and support pedestrian activity.
- Encourage safe and secure common and open spaces by avoiding dead areas, unusable spaces, dark areas, and hidden corners. Provide public and neighborhood views for casual monitoring of common spaces and facilities.

Site Pattern


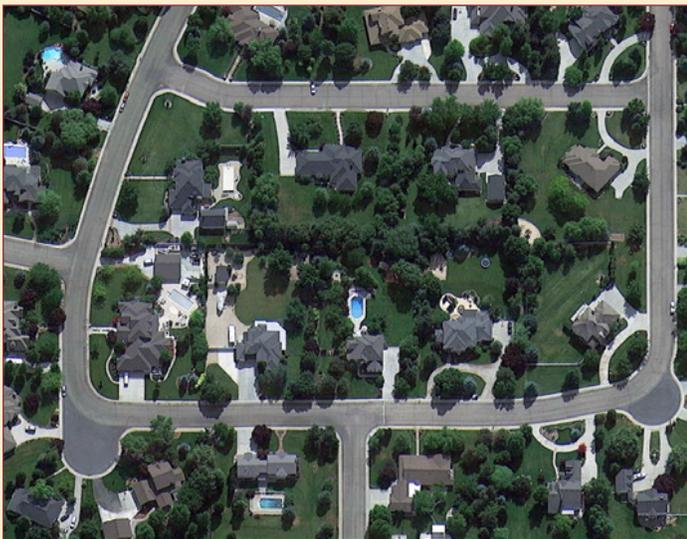
Note: This information is a summary of the Comprehensive Plan designation and Unified Development Code standards. Please see those documents for complete information. Allowed zoning densities do not always directly correlate with target land use densities. One important consideration for zoning, is the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

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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.



“ Allow for the development of single-family homes on large lots where urban services are provided. Uses may include single-family homes at gross densities of three dwelling units or less per acre. Density bonuses may be considered with the provision of public amenities such as open space, pathways, or land dedicated for public services (City of Meridian Comprehensive Plan).

