

# MEDIUM DENSITY RESIDENTIAL

## Future Land Use Map Designation

### General Information

**Map Color**



**Zoning**

R-4 | R-8 | TN-R

**Sample Use(s)**

- Single-family detached residential, Single-family attached residential, and Duplexes

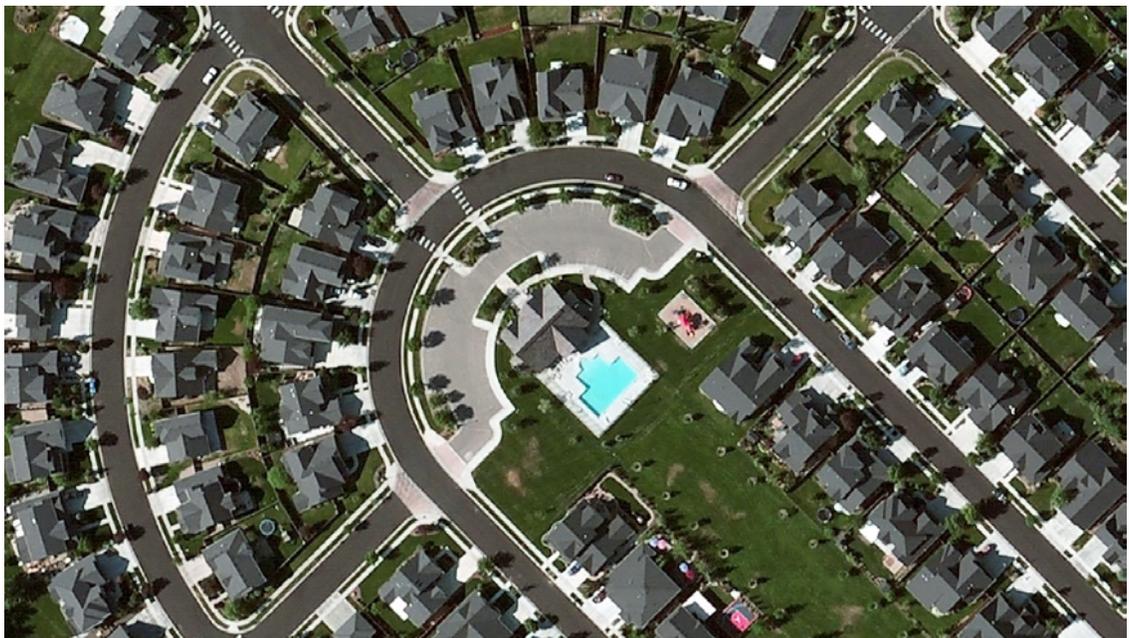
**General Standards**

- 3 to 8 dwellings per acre
- 4,000 (R-8) to 8,000 (R-4) square foot minimum property sizes
- 35-foot maximum building height
- Design Review required for some uses; 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.
- 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 for residential developments off major roadways, including highways, principle arterials, and other designated mobility corridors, to mitigate development impacts on the roadway system.
- Site entryways, primary circulation patterns, and connections to adjacent uses should appear and function like complete streets rather than oriented to accommodate only vehicles.
- Strategically locate common and open spaces and site amenities to encourage and support pedestrian activity.

**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 smaller lots for residential purposes within City limits. Uses may include single-family homes at gross densities of three to eight dwelling units 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).

