

MED-HIGH DENSITY RESIDENTIAL

FUTURE LAND USE MAP DESIGNATION

General Information

Map Color



Zoning

R-8 | R-15 | TN-R

Sample Use(s)

- Single-family attached residential, Townhouses, Condominiums, and Multi-family

General Standards

- 8 to 15 dwellings per acre
- 2,400 (R-15) to 4,000 (R-8) square foot minimum property sizes
- 35-foot (R-8) to 40-foot (R-15) 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.
- 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.
- Appropriately use setbacks or bring buildings up close to roadways to establish a uniform street presence and support a contiguous pedestrian environment. Orient primary building façades toward roadways and provide walkways that connect entrances.
- 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.

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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.



“ These are relatively compact areas within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents (City of Meridian Comprehensive Plan).

