## General Information

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### Sample Use(s)
- Townhouses, row houses, duplexes, multi-family, and parks

### General Standards
- Target Density: 12 dwellings / acre; Range of 8 to 15 dwellings / acre
- Design Review required; see Architectural Standards Manual
- Comply with Pathways Master Plan

### 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.
- 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 facades 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.
- Design buildings to enhance the attractiveness and appeal of developments, define street presence, public and common spaces, and contribute to neighborhood identity.

### Site Pattern

Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.
Medium High Density Residential (mhdr)

Medium High Density Residential areas typically are relatively compact areas within a larger neighborhood and generally should be located around and near more intensively developed areas, such as Mixed Use Commercial or Employment areas (Ten Mile Interchange Specific Area Plan).

Placement
» Primarily attached with moderate setbacks

Heights
» 1 to 3 stories

Vertical Form
» Facade modulation, architectural elements, and detailing facing all public spaces / roads.

Frontage
» Porches / stoops. No front loaded garages. Predominantly alley loaded

Additional Cut Sheet References

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Questions? Contact the Planning Division at 33 E Broadway Ave, Suite 102, Meridian ID 83642 or 208.884.5533