Design Guidelines

Commercial & Mixed Use Buildings

» A continuous unbroken frontage along required build-to lines, to a minimum height of 30’ should be constructed for at least 75% of the property frontage.

» At least 40% of the linear dimension of the street level frontages shall be in windows or doorways.

» Mirrored or reflective glass of any kind is not permitted

» Windows shall be no higher than 3’6” above adjacent exterior grade.

» Headers shall be located no lower than 8’0” above adjacent exterior grade

» No wall frontage shall continue uninterrupted by a window or a functional public access doorway for a linear distance of greater than 12 feet

» The principle doorway for public entry into a building shall be from the fronting street. Corner entrances may be provided on corner lot buildings

Residential Buildings

» Useable porches should be located along at least 30% of the front facade of the buildings. A higher ratio is recommended

» When possible, garages should be loaded from a rear alleyway

» Where garages must be accessed from the front, the garages must be located no less than twenty feet behind the primary facade of the residential structure

» If detached from the primary residence, the garage should be designed as a distinct secondary structure that is architecturally harmonious with the main structure

One of the most critical factors in creating a successful urban environment is the relationship of the development to the street. Building at or close to the property line creates a consistent edge to the public space and make streets more friendly and walkable”

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.

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

Ten Mile Specific Plan Land Use Map Designations

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