

FUTURE LAND USE & ZONING

COMPREHENSIVE PLAN DESIGNATIONS TO UNIFIED DEVELOPMENT CODE DISTRICTS

Comprehensive Plan

The City of Meridian Comprehensive Plan guides and directs new development within the City of Meridian. The primary tool to determine the location and general character of development is the Future Land Use Map, which is a part of the Comprehensive Plan.

1 This icon indicates additional information available at links on the next page.

Future Land Use Designations

Future Land Uses designations are shown on the Future Land Use Map of the Comprehensive Plan. **1** Designations determine what type of zoning new development may receive when a project applies for annexation into the City, or what allowances exist for a property to rezone. Future land uses also determine the:

- ▣ general character of new development;
- ▣ range of densities allowed; and
- ▣ intensity and mix of uses within Mixed Use areas.

There are 23 unique future land use designations shown on the City of Meridian Future Land Use Map. **2** These range from Rural to High Density Residential and Mixed Use Regional. With a few exceptions, each designation generally provides preferences for several different zoning districts. *See the Land Use & Zoning Matrix for correlations.*

Residential Land Use Densities

The following future land use designations allow for residential developments within the specified gross density ranges.

- ▣ Rural: Less than or equal to one unit / 5 acre
- ▣ LDR: 1 to 3 units / acre
- ▣ MDR: 3 to 8 units / acre
- ▣ MHDR: 8 to 15 units / acre
- ▣ HDR: 15 or greater units / acre
- ▣ O-T: Flexible
- ▣ MU-N: 6 to 12 units / acre
- ▣ MU-C: 6 to 15 units / acre

LAND USE & ZONING MATRIX

		Rural	LDR	MDR	MHDR	HDR	COM	OFF	IND	O-T	MU-N	MU-C	MU-NR	MU-R	MU-I
Future Land Uses															
Zoning	R-2	X	X												
	R-4		X	X											
	R-8			X	X						X				
	R-15				X	X					X	X		X	
	R-40					X						X		X	
	TN-R			X	X						X	X			
	TN-C										X	X		X	
	O-T									X					
	C-N						X				X				
	C-C						X					X	X		
	C-G						X						X	X	
	L-O							X			X	X	X		
	M-E													X	X
	H-E													X	
	I-L								X					X	
I-H								X					X		

Note: This list is generalized, and exceptions may exist depending on compliance with other Comprehensive Plan policies. For MU-I (Mixed Use Interchange), see the City of Meridian Comprehensive Plan. For Future Land Use Designations within the Ten Mile Interchange Specific Area Plan, see that document. **4**

- ▣ MU-R: 6 to 40 units / acre
- ▣ MU-I: See Comprehensive plan

Please note that some designations may allow for density and ratio bonuses dependent upon adherence of additional criteria described within the Comprehensive Plan.

For properties with Ada County zoning, such as RUT (Rural Urban Transition), this same information and matrix (above) applies with annexation into the City.

See next page for Zoning District Information ►



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LAND USE AND RESIDENTIAL ZONING SUMMARY TABLE

Code	Land Use Name	Residential Density Ranges	Preferred Zoning
Rural	Rural/ Estate	1 unit or less / 5 acre	R-2
LDR	Low Density	1 to 3 units/acre	R-2, R-4
MDR	Medium Density	3 to 8 units/acre	R-4, R-8, TN-R
MHDR	Medium High Density	8 to 15 units/acre	R-8, R-15, TN-R
HDR	High Density	15 or greater units/acre	R-15, R-40
O-T	Old Town	Flexible	O-T
MU-N	Mixed Use Neighborhood	6 to 12 units/acre	R-8, R-15, TN-R, TN-C, C-N, L-O
MU-C	Mixed Use Community	6 to 15 units/acre	R-15, R-40, TN-R, TN-C, C-C, L-O
MU-R	Mixed Use Regional	6 to 40 units/acre	R-15, R-40, TN-C, C-G, M-E
MU-I	Mixed use Interchange	See Comprehensive Plan	See Comprehensive Plan

Note: Some designations allow for density bonuses dependent upon meeting other conditions described within the Comprehensive Plan.

Zoning Districts ³

The City of Meridian Unified Development Code (UDC) defines 16 different zoning districts in 4 basic groups: commercial; industrial; traditional neighborhoods; and residential. Zoning districts are much more specific in terms of allowed uses and other development and operational requirements than Future Land Use designations.

Commercial: Standard commercial zoning districts include Neighborhood (C-N), Community (C-C), and General (C-G). These range in scale and intensity with C-N being the least intensive and C-G being the most intense. While more flexible, larger areas and more intensive uses are also more likely to negatively impact adjacent residential districts. Other commercial districts include Limited Office (L-O), Mixed Employment (M-E), and High Density Employment (H-E), which are more specialized or intended for limited areas.

Industrial: Light (I-L) and Heavy (I-H) are the only two industrial districts. These districts are intended for a variety of manufacturing and employment uses, and generally discouraged away from or buffered from adjacent residential districts.

Traditional Neighborhood: These districts include Old-Town (O-T), Traditional Neighborhood Center (TN-C), and Traditional Neighborhood Residential (TN-R). O-T is limited to the Downtown area, but the others are useable city-wide. The purpose of traditional neighborhood (TN) districts is to

encourage access and integration of residential and commercial uses. TN districts include some additional design and connectivity requirements, but offer greater flexibility and a larger range of uses.

Residential: In residential districts, zoning does not specify minimum or maximum densities. *R-2, R-4, R-8, R-15, and R-40 zoning districts have no direct bearing on minimum or maximum allowed densities.* Instead, these zoning districts each specify building setbacks and other regulations, such as property size, minimum street frontage and maximum height requirements, which may indirectly affect density allowances.

Links & References

- 1 City of Meridian Comprehensive Plan:
 - <http://www.meridiancity.org/compplan/>
- 2 Future Land Use Map Designation Cut Sheets:
 - <http://meridiancity.org/landcutsheets/>
- 3 City of Meridian Unified Development Code:

Zoning District Regulations are under 11-2A, B, C, and D.

 - <https://goo.gl/PnoQu4>
- 4 Ten Mile Interchange Specific Area Plan:
 - <http://www.meridiancity.org/TMISAP>