

CITY OF MERIDIAN ORDINANCE NO. 22-1968

BY THE CITY COUNCIL:

**BERNT, BORTON, CAVENER,
HOAGLUN, PERREALT, STRADER**

AN ORDINANCE AMENDING MERIDIAN CITY CODE AS CODIFIED AT TITLE 11, PERTAINING TO THE DIMENSIONAL STANDARDS FOR THE RESIDENTIAL DISTRICTS IN CHAPTER 2 AND LANDSCAPE BUFFER ALONG STREETS STANDARDS IN CHAPTER 3; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

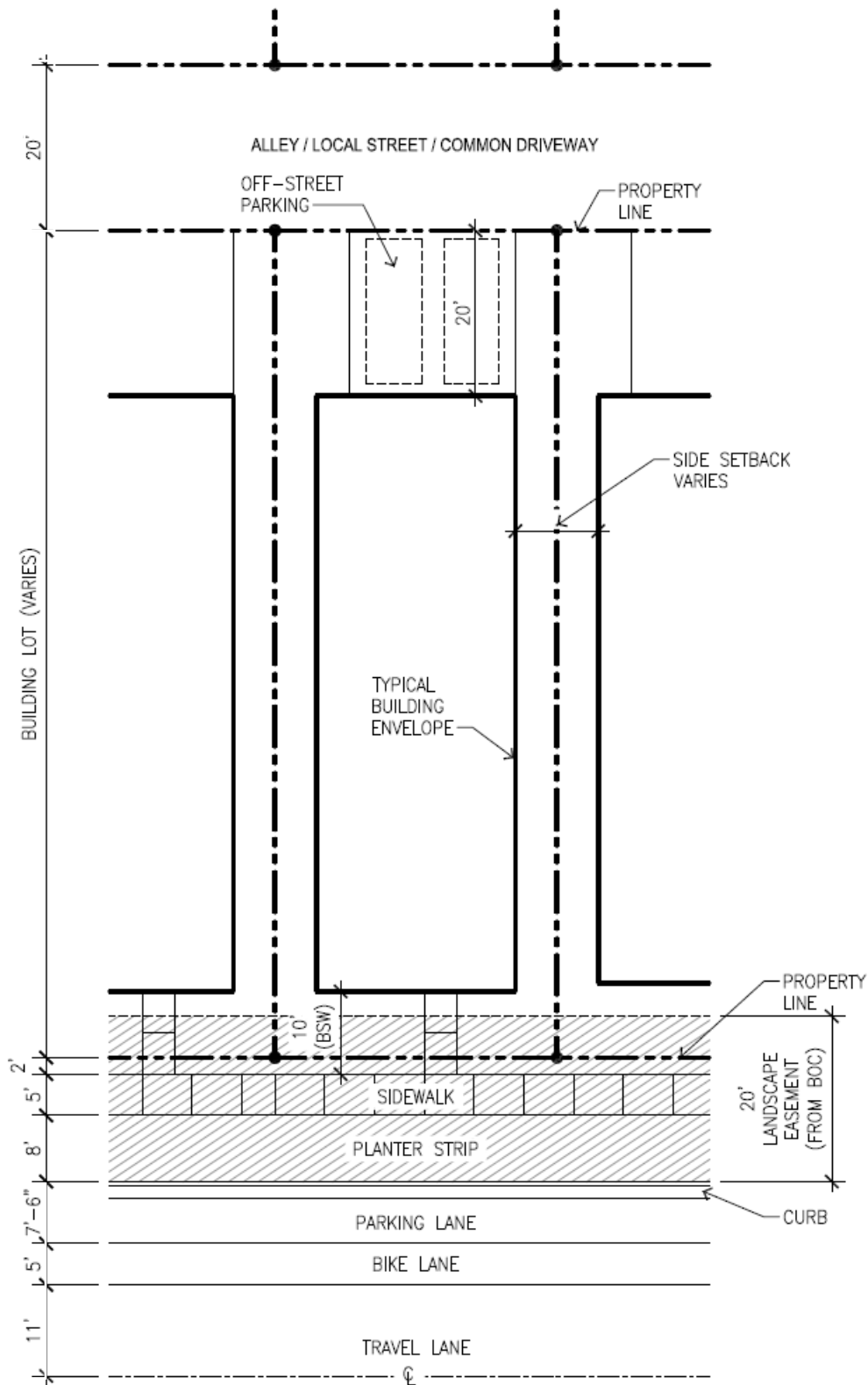
WHEREAS, the Unified Development Code is the official zoning ordinance for the City of Meridian and provides an opportunity to better support the Comprehensive Plan and provide a tool that is relevant and contemporary to the needs of the City; and,

WHEREAS, the City Council of the City of Meridian deems it to be in the best interest of the health, safety and welfare of its citizens to incorporate changes to the Unified Development Code within the City of Meridian.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

Section 1. That the table in Meridian City Code 11-1A-2, Figure 4 Unified Development Code, be amended as follows:

UDC 11-1A-2: Figure 4



TYPICAL SETBACK CONFIGURATION FOR
ALLEY- OR REAR-LOADED LOTS
FRONTING COLLECTOR STREETS
WITH ON-STREET PARKING

Section 2. That the table in Meridian City Code 11-2A-4, Unified Development Code, be amended as follows:

Dimensional standards for development in the R-2 residential district shall be as follows:

TABLE 11-2A-4 – DIMENSIONAL STANDARDS FOR THE R-2 DISTRICT

R-2 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	12,000
Minimum street frontage (in feet)	80
Rear setback (in feet)	15
Interior side setback (in feet)	7.5/story
Street setback ¹ in feet):	
Local	20
Collector	25
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	35
Minimum living area (in square feet)	1,500
Minimum ground floor area for multi-story units (in square feet)	800

Notes: 1. Measured from back of sidewalk or property line where there is no adjacent sidewalk. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot (20') landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten feet (10') from the back of sidewalk along the collector. See section 11-1A-2, figure 4 of this article.

2. A reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

Section 3. That the table in Meridian City Code 11-2A-5, Unified Development Code, be amended as follows:

Dimensional standards for development in the R-4 residential district shall be as follows:

TABLE 11-2A-5 – DIMENSIONAL STANDARDS FOR THE R-4 DISTRICT

R-4 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	8,000
Minimum street frontage (in feet)	60
Rear setback (in feet)	15
Interior side setback (in feet)	5
Street setback ¹ to front loaded garage (in feet):	
Local	20
Collector	25
Street setback ¹ to living area and/or side loaded garage (in feet):	
Local	15
Collector	25
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	35
Minimum living area (in square feet):	
Detached	1,400
Attached	800
Minimum ground floor area for multi-story units (in square feet)	800

Notes: 1. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot (20') landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten feet (10') from the back of sidewalk along the collector. See section 11-1A-2, figure 4 of this article.

2. A reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

Section 4. That the table in Meridian City Code 11-2A-6, Unified Development Code, be amended as follows:

Dimensional standards for development in the R-8 Residential District shall be as follows:

TABLE 11-2A-6 – DIMENSIONAL STANDARDS FOR THE R-8 DISTRICT

R-8 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	4,000
Minimum street frontage (in feet)	40
With alley loaded garage, side entry garage, or private mew lots	32
Street setback ¹ to garage (in feet):	
Local	20
Collector	25
Alley	5
Street setback ¹ to living area and/or side loaded garage (in feet):	
Local	10
Collector	25
Alley	5
Interior side setback (in feet)	5
Rear setback (in feet)	12
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	35

Notes: 1. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot (20') landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten feet (10') from the back of sidewalk along the collector. See section 11-1A-2, figure 4 of this article.

2. A reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

Section 5. That the table in Meridian City Code 11-2A-7, Unified Development Code, be amended as follows:

Dimensional standards for development in the R-15 Residential District shall be as follows:

TABLE 11-2A-7 – DIMENSIONAL STANDARDS FOR THE R-15 DISTRICT

R-15 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	2,000
Minimum street frontage (in feet)	0
Street setback ¹ to garage (in feet):	
Local	20
Collector	25
Alley	5
Street setback ¹ to living area (in feet):	
Local	10
Collector	20
Alley	5
Interior side setback (in feet)	3
Rear setback (in feet)	12
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	40

Notes: 1. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot (20') landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten feet (10') from the back of sidewalk along the collector. See section 11-1A-2, figure 4 of this article.

2. A reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

Section 6. That the table in Meridian City Code 11-2A-8, Unified Development Code, be amended as follows:

Dimensional standards for development in the R-40 residential district shall be as follows:

TABLE 11-2A-8 – DIMENSIONAL STANDARDS FOR THE R-40 DISTRICT

R-40 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	1,000
Minimum street frontage (in feet)	0
Rear setback (in feet)	12
Interior side setback (in feet)	3
Street setback to garage (in feet):	
Local	20
Collector	25
Alley	5
Street setback ¹ to living area (in feet):	
Local	10
Collector	20
Alley	5
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	60

Notes: 1. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot (20') landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten feet (10') from the back of sidewalk along the collector. See section 11-1A-2, figure 4 of this article.

2. A reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

Section 7. That Meridian City Code 11-3B-7C.2, Unified Development Code, be amended as follows:

- 2a. ~~“All residential subdivision street buffers located at the rear lot line of abutting lots shall be on a~~
2b. “All ~~commercial, industrial, and other nonresidential~~ street landscape buffers shall be on a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowners’ association or business owner’s association.”

Section 8. That all other provisions of Title 11 as they relate to the Unified Development Code remain unchanged.

Section 9. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this 8th day of February, 2022.

APPROVED by the Mayor of the City of Meridian, Idaho, this 8th day of February, 2022.

APPROVED:
Robert E. Simison, Mayor

ATTEST:
Chris Johnson, City Clerk