

LOW DENSITY RESIDENTIAL (LDR)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

R-2 | R-4

Sample Use(s)

- ☐ Single-family detached residential and parks

General Standards

- ☐ Target Density: 3 dwellings / acre; Range of 3 or fewer dwellings / acre
- ☐ 35-foot maximum building height
- ☐ 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.
- ☐ 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.
- ☐ Strategically locate common and open spaces and site amenities to encourage and support pedestrian activity.
- ☐ Encourage safe and secure common and open spaces by avoiding dead areas, unusable spaces, dark areas, and hidden corners. Provide public and neighborhood views for casual monitoring of common spaces and facilities.

Site Pattern

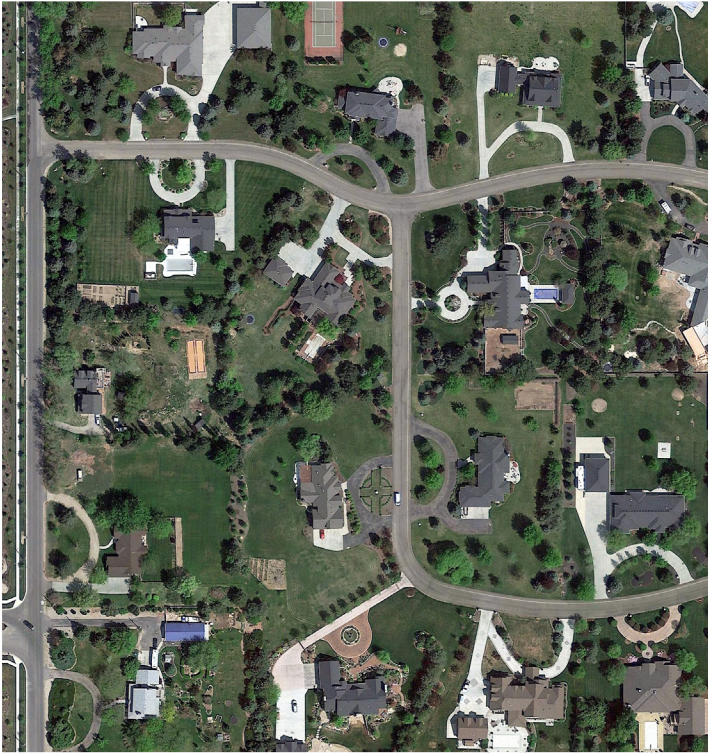


Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.

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Building Envelope and Other References



- Placement**
 - » Mostly detached with larger setbacks
- Heights**
 - » 1 to 2 stories
- Vertical Form**
 - » Facade modulation, architectural elements, and detailing facing all public spaces / roads.
- Frontage**
 - » Porches / stoops. Front loaded garages discouraged; must not be dominate streetscape character

Additional Cut Sheet References	Page
» Building Facades & Heights	BFC.2
» Roofs – Pitched	BFC.4
» Public Art	SGN.1

“ Low Density Residential areas should be designed to be conducive to walking and all of the housing should have access to an interconnected system of pathways (Ten Mile Interchange Specific Area Plan).

