

MEDIUM DENSITY RESIDENTIAL (MDR)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

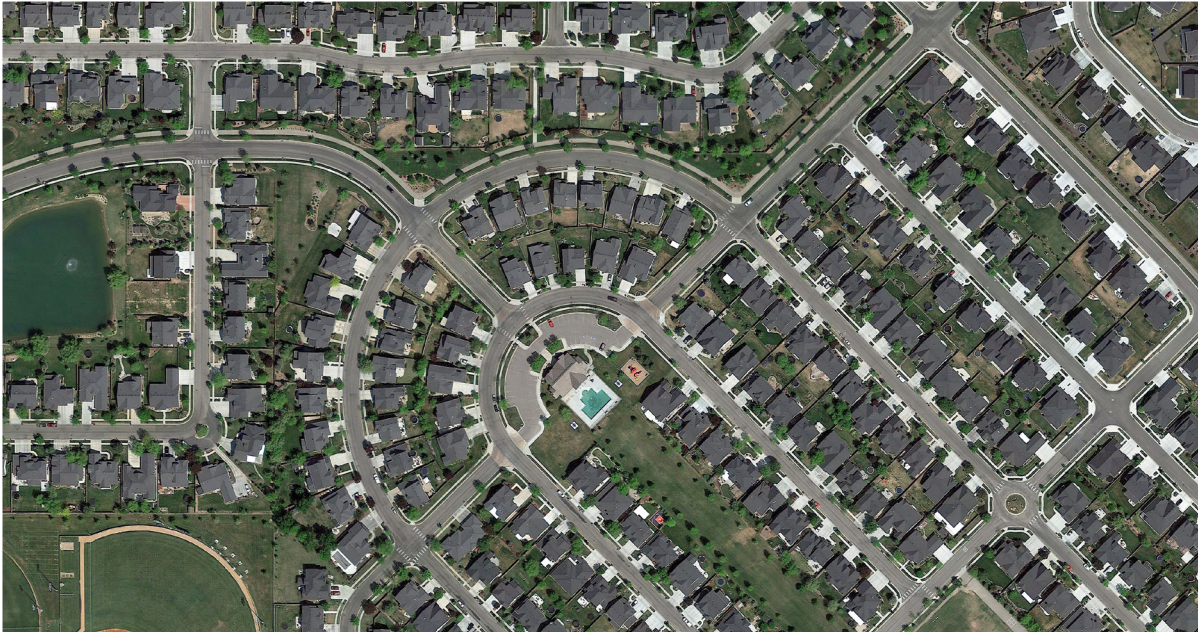
General Information

Map Color		Zoning	R-4 R-8
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Sample Use(s)	<input type="checkbox"/> Single-family detached residential, townhouses, row houses, duplexes, and parks
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General Standards	<input type="checkbox"/> Target Density: 6 dwellings / acre; Range of 4 to 8 dwellings / acre <input type="checkbox"/> Design Review may be required; see Architectural Standards Manual <input type="checkbox"/> Comply with Pathways Master Plan
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Design Characteristics	<input type="checkbox"/> Residential developments should orient to surrounding uses, including residential and non-residential areas, in a way that encourages compatible development patterns, character, and appearances. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> Site entryways, primary circulation patterns, and connections to adjacent uses should appear and function like complete streets rather than oriented to accommodate only vehicles. <input type="checkbox"/> Place common spaces adjacent or in close proximity to transit facilities, building entries, roadways, pedestrian walkways, and other public spaces and provide pedestrian connections. <input type="checkbox"/> Building designs should enhance public and common spaces, articulate aesthetic character, and provide human and pedestrian scale.
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Site Pattern	
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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
» Detached & attached with 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. Predominantly alley loaded

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

“ Medium Density Residential areas should be designed to be conducive to walking and all of the housing and other uses should share an interconnected sidewalk and street system (Ten Mile Interchange Specific Area Plan).

