

INDUSTRIAL (IND)

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

General Information

Map Color



Zoning

I-L | I-H

Sample Use(s)

- ☐ Light manufacturing, heavy manufacturing, wholesale, storage and distribution, transportation hubs, repair and maintenance facilities, and large scale utility facilities.

General Standards

- ☐ Recommended FAR: 0.5 or more
- ☐ Height: 1 to 2 stories
- ☐ Recommended total floor areas: 10,000 to 2,000,000 square feet
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Relate proposed development, including land uses and activities, to adjacent and surrounding uses and public spaces as appropriate to maintain compatibility and establish the continuity of the planned urban form and character.
- ☐ Coordinate routes, placement of facilities, and infrastructure improvements with the appropriate transportation authorities and any adopted or accepted long-range plans.
- ☐ Design surface parking as an integrated and attractive element of the built environment that promotes pedestrian comfort and safety and adds to the aesthetic character of developments, in addition to accommodating vehicular uses.
- ☐ Provide an appropriate architectural design for buildings and structures that are adjacent to a public roadway. Articulate building facades facing the roadway as appropriate with modulation fenestration, material, color and textual changes, roof form and variation, and architectural elements.
- ☐ Maintain the required buffers adjacent to non-residential uses as indicated in the UDC. In addition, apply screening techniques that use landscaping, walls, and architectural elements, or a combination to mitigate the off-site impacts from industrial activities where placement and building orientation alone cannot provide adequate screening.

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 / larger setbacks.

Heights

» 1 to 2 stories

Vertical Form

» Base (3') & Body (Top desirable)

Frontage

» 20% Windows. Single plane wall maximum distance = building height

Additional Cut Sheet References

Page

» Building Facades & Heights

BFC.2

» Base, Body, & Top

BFC.3

» Roofs – Flat or Pitched

BFC.4

» Signs & Public Art

SGN.1

“ Parking lots and outside storage areas should be screened from public streets and adjacent land uses. Industrial districts generally should be located away from, or adequately buffered from, residential neighborhoods (Ten Mile Interchange Specific Area Plan).

