

STREET ORIENTED DESIGN

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

Design Guidelines



Commercial & Mixed Use Buildings

- » A continuous unbroken frontage along required build-to lines, to a minimum height of 30' should be constructed for at least 75% of the property frontage.
- » At least 40% of the linear dimension of the street level frontages shall be in windows or doorways.
- » Mirrored or reflective glass of any kind is not permitted
- » Windows shall be no higher than 3'6" above adjacent exterior grade.
- » Headers shall be located no lower than 8'0" above adjacent exterior grade
- » No wall frontage shall continue uninterrupted by a window or a functional public access doorway for a linear distance of greater than 12 feet
- » The principle doorway for public entry into a building shall be from the fronting street. Corner entrances may be provided on corner lot buildings

Residential Buildings

- » Useable porches should be located along at least 30% of the front facade of the buildings. A higher ratio is recommended
- » When possible, garages should be loaded from a rear alleyway
- » Where garages must be accessed from the front, the garages must be located no less than twenty feet behind the primary facade of the residential structure
- » If detached from the primary residence, the garage should be designed as a distinct secondary structure that is architecturally harmonious with the main structure



“ One of the most critical factors in creating a successful urban environment is the relationship of the development to the street. Building at or close to the property line creates a consistent edge to the public space and make streets more friendly and walkable”

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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