

CITY OF MERIDIAN ORDINANCE NO. 26-2128

BY THE CITY COUNCIL:

**CAVENER, LITTLE ROBERTS, OVERTON,
STRADER, TAYLOR, WHITLOCK**

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-18
CONCERNING FLEX SPACE; 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.

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

Section 1. That Unified Development Code section 11-4-3-18 be amended as follows:

11-4-3-18. – Flex Space:

A. Office and/or retail showroom areas shall comprise ~~a minimum of thirty (30) percent of the structure and/or tenant space in the C-C District, fifteen (15) percent in the C-G District, ten (10) percent in the M-E District, and twenty (20) percent in the I-L and I-H Districts.~~ between ten percent (10%) and thirty percent (30%) of the tenant space in all permitted districts.

B. Light industry and warehousing ~~shall not comprise more than seventy (70) percent of the tenant space in the C-C District, seventy five (75) percent in the C-G and M-E Districts, and eighty (80) percent in the I-L and I-H Districts.~~ may comprise up to ninety percent (90%) of the tenant space in all permitted districts.

C. In the C-C, C-G and M-E Districts, roll-up doors and loading docks shall not be visible from a public street. In the I-L and I-H districts, roll-up doors and loading docks shall not directly face any public street.

D. Retail use shall ~~not exceed twenty five (25) percent of leasable area in any tenant space.~~ be included within the ten (10) to thirty (30) percent requirement established in subsection A and shall not exceed thirty (30) percent of leasable area in any tenant space.

E. At a minimum, one (1) parking space shall be provided for every one thousand (1,000) square feet of gross floor area.

Section 2. That all other provisions of the Unified Development Code remain unchanged.

Section 3. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this _____ day of July, 2026.

APPROVED by the Mayor of the City of Meridian, Idaho, this _____ day of July, 2026.

APPROVED:

ATTEST:

Robert E. Simison, Mayor

Chris Johnson, City Clerk

CERTIFICATION OF SUMMARY:

William L. M. Nary, City Attorney of the city of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L. M. Nary

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 26-2128

An ordinance amending Unified Development Code section 11-4-3-18 concerning flex space; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho.