

CITY OF MERIDIAN ORDINANCE NO. 25-2102

BY THE CITY COUNCIL:

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

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-12,
CONCERNING ACCESSORY DWELLINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Idaho Code section 67-6511(2)(b), the Planning and Zoning Commission has considered the comprehensive plan and other evidence gathered through the public hearing process and recommended that the Meridian City Council adopt the following amendments to the Meridian Unified Development Code; and

WHEREAS, the City has complied with the notice and hearing procedures for amendment of the Unified Development Code as set forth in Idaho Code section 67-6509 and Unified Development Code section 11-5A-6; 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 the following 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 11-4-3-12 be amended as follows:

11-4-3-12. – Dwelling, ~~secondary~~ accessory.

The following standards shall apply to the building, placement, and maintenance of an accessory dwelling unit:

A. ~~Permitted Limit One.~~ The property owner shall build, place, or maintain no more than One (1) ~~secondary~~ accessory dwelling unit is permitted on the same per property in conjunction with and clearly subordinate to a single family dwelling.

B. Accessory to primary dwelling. An accessory dwelling unit shall be located only on the same property as, in conjunction with, and clearly subordinate to, a primary dwelling.

C. Permit Required. The property owner shall obtain city permitting approval for an accessory dwelling unit prior to building, placing, or maintaining an accessory dwelling unit on any property.

~~B.D. Owner of Record occupancy. To create and maintain a secondary dwelling unit, the property owner shall reside on the property for more than six (6) months in any twelve-month period. The applicant for a secondary dwelling unit shall demonstrate that either the single family dwelling or the secondary unit is occupied by the owner of the~~

~~property. Owner occupancy is demonstrated by title records, vehicle registration, voter registration or other similar means. Ownership of the primary dwelling shall be confirmed through Ada County records. The accessory~~ Secondary dwelling units shall not be subdivided or otherwise segregated in ownership from the single-family primary dwelling unit.

- ~~EE.~~ Maximum size. ~~Secondary~~ An accessory dwelling unit shall be limited to a maximum of nine hundred (900) square feet or no more than fifty (50) percent of the primary dwelling, whichever is less, and no more than two (2) bedrooms constructed in accord with the adopted residential building code.
- ~~DF.~~ Location. ~~The secondary~~ An accessory dwelling unit may be located within or attached to the primary dwelling; a detached structure; or above, or beside, or within a detached structure, such as a garage. A Detached secondary accessory dwelling units shall be located to the side or rear of a primary dwelling.
- ~~EG.~~ Parking. ~~Required parking for the a property with an accessory dwelling unit shall be as set forth in Section 11-3C-6, Table 11-3C-6 of this Title for single-family dwellings, as determined by the total number of bedrooms on the property. The conversion of a covered parking area (garage/carport) into an secondary accessory dwelling unit is not allowed unless the required parking can be provided elsewhere on site.~~
- ~~FH.~~ Separate Entrance. ~~Both the primary dwelling unit and the accessory dwelling unit shall each have at least one (1) exterior egress door; no openings are allowed between dwelling units. Only one (1) entrance door of either the single-family dwelling or the secondary dwelling unit shall be located facing any one (1) street.~~
- ~~GI.~~ Design. ~~The secondary accessory dwelling unit shall be generally consistent in design with the single-family primary dwelling, including roof pitch, siding, color, materials, and window treatments.~~
- ~~HJ.~~ Prohibitions Prohibited dwelling units. ~~Manufactured and mobile homes, and recreation~~ Only a building constructed on a foundation shall be used as an accessory dwelling unit. A vehicles or tent shall be prohibited for use as secondary an accessory dwelling unit.
- ~~IK.~~ Number of occupants. ~~The total number of occupants in both the single-family primary dwelling and the secondary accessory dwelling shall not exceed the maximum number established for a "family", as defined in Chapter 1, Article A, "definitions", of this Title.~~
- ~~L.~~ Utilities. ~~An accessory dwelling unit shall be connected to City water and sewer systems, and shall obtain solid waste collection services as required within the City. The property owner shall be responsible for connecting an accessory dwelling unit to municipal water and sewer services, and for obtaining solid waste collection services.~~
- ~~M.~~ Address required. ~~An accessory dwelling unit shall have its own separate address from the primary residence. The property owner shall be responsible for obtaining an address for an accessory dwelling unit.~~
- ~~N.~~ Responsible party. ~~The owner of any property where an accessory dwelling unit is built, placed or maintained shall be responsible for compliance with all laws that apply to such dwelling, including this section.~~

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 November, 2025.

APPROVED by the Mayor of the City of Meridian, Idaho, this _____ day of November, 2025.

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. 25-2102

An Ordinance amending Meridian City Code as Codified at Title 11, Concerning Accessory Dwellings; 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.