

CITY OF MERIDIAN ORDINANCE NO. 25-2098

BY THE CITY COUNCIL:

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

AN ORDINANCE AMENDING MERIDIAN CITY CODE SECTION 8-2-3, REGARDING THE DEFINITION OF ADDRESS SUBDESIGNATION; ADDING TO MERIDIAN CITY CODE SECTION 8-2-3 NEW DEFINITIONS OF DWELLING, ACCESSORY, DWELLING, PRIMARY, AND DWELLING, MULTI; DIRECTING THE CODIFIER TO ALPHABETIZE THE NEWLY UPDATED TERMS; AMENDING MERIDIAN CITY CODE SECTION 8-2-7(E)(2), REGARDING ADDRESSING MULTI-DWELLING RESIDENTIAL DEVELOPMENTS AND MULTI-TENANT COMMERCIAL DEVELOPMENTS; AMENDING MERIDIAN CITY CODE SECTION 8-2-7(E)(11), REGARDING ADDRESSING PRIMARY AND SECONDARY DWELLINGS; AMENDING MERIDIAN CITY CODE SECTION 8-2-7(E)(12)(B), REGARDING ADDRESSING CORNER LOTS; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Addresses are assigned based on the named street toward which the front door faces, and defining the term “front door” will clarify which street will be used for the address; and

WHEREAS, buildings are (literally) not a type of sub designation for addressing in the Meridian Enterprise Addressing Database; and

WHEREAS, to align with building code and changes to planning code, the term “dwelling, accessory,” should be used to define an ADU;

WHEREAS, addressing multi-family buildings with letter identifiers is no longer supported by the United States Postal Service, and causes significant issues for the City and residents where properties are later subdivided;

WHEREAS, consistency is vital to wayfinding and addressing in accordance with the International Fire Code, International Building Code, the National Emergency Number Association, and the United States Postal Service, and the change in suite numbering systems is intended to codify current best practice to ensure consistency; and

WHEREAS, the following changes to the City of Meridian Uniform Street Name and Address Number Code will serve the health, safety, and welfare of the people of Meridian;

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

Section 1. That the following definition, in Meridian City Code section 8-2-3, shall be amended as follows:

Address subdesignation means the address alpha or numeric sub- designation used to identify individual ~~buildings~~, units or suites within a common complex.

Section 2. That new definitions shall be added to Meridian City Code section 8-2-3, to read as follows:

Dwelling, accessory shall be defined as set forth in the Meridian Unified Development Code.

Dwelling, primary shall be defined as set forth in the Meridian Unified Development Code.

Dwelling, multi shall be defined as set forth in the Meridian Unified Development Code.

Front door means the main pedestrian doorway that fronts a street or that provides direct ingress to and egress from a habitable interior space from a public or publicly accessible space.

Section 3. That the definitions in Meridian City Code section 8-2-3, including the new definitions set forth above, shall be reordered to be in alphabetical order.

Section 4. That Meridian City Code section 8-2-7(E)(2), shall be amended as follows:

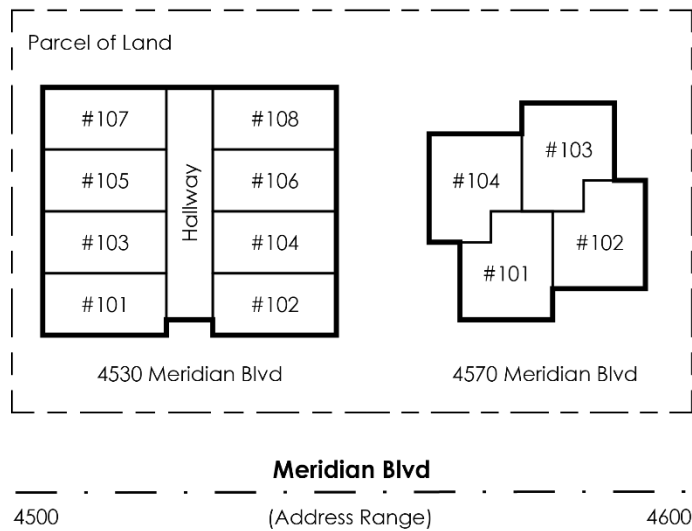
2. ~~Multifamily dwelling residential developments and multi-tenant commercial developments.~~

a. ~~Multifamily dwelling buildings with separate addresses in common development. When individual buildings within a common multifamily development are assigned separate addresses, individual~~ The City shall assign an individual address number to each building within a multi dwelling residential development, in conformance with the Assessor's Street Name and Address Database. Individual unit numbers shall also be assigned to each dwelling unit, with no duplication of unit designations within each building. First floor units shall be assigned 100-series numbers, second floor units shall be assigned 200-series numbers, and so on for each successive floor. Basement units shall be assigned 10-series numbers if the next higher floor is designated the first floor; or basements shall be designated 100-series if the next level is designated the second floor.

(1) For exterior accessed multi dwelling buildings or interior access with units on only one side of a common hallways, units shall be assigned in increments of 1 (e.g. – 101, 102, 103, and so on) generally from left to right facing the frontage of the building. See Figure 1.

(2) For interior accessed multi dwelling buildings with units on both sides of a hallway, units shall be assigned in odd/even number parity. See Figure 1.

Figure 1. Example of Unit Numbers: Multi Dwelling Residential Development.



~~b. Multifamily buildings with single address in common development.~~ When multifamily developments consisting of more than one (1) structure have been assigned a single address, each individual building shall also be assigned a letter. Unit or apartment numbers shall then be assigned to each dwelling unit, with no duplication of unit designations within each building. First floor units shall be assigned 100-series numbers, second floor units shall be assigned 200-series numbers, and so on for each successive floor. Basement units shall be assigned 10-series numbers if the next higher floor is designated the first floor; or basements shall be designated 100-series if the next level is designated the second floor. Each unit number shall begin with the letter assigned to the building in which the unit is located (e.g., Unit A100).

~~e.b. Multi-tenant commercial building development.~~ The City shall assign a single address to each commercial building, in accordance with this section. The City shall assign a suite-unit number to each suite within a commercial building. For each building, the first floor units shall be assigned 100-series numbers starting with 100 increasing by a value of 10 for each additional suite, second floor units shall be assigned 200-series numbers starting with 200 increasing by a value of 10 for each additional suite, and so on for each successive floor. Basement units shall be assigned 10-series numbers if the next higher floor is designated the first floor; or basements shall be designated 100-series if the next level is designated the second floor. Suite numbering shall be assigned from left to right either facing the frontage of the building or from the main entry within a shared lobby. See Figures 2 and 3. For exhausted sequences in existing conditions, increments of 5 may be used for new suites, or for large buildings with 10 or more suites, ranges of 1000 may be used for new buildings. In the absence of suites, the City shall not assign suite numbers, even if multiple tenants are co-located in a single building.

Figure 2. Example of Unit Numbers: Multi-Tenant Commercial Development.

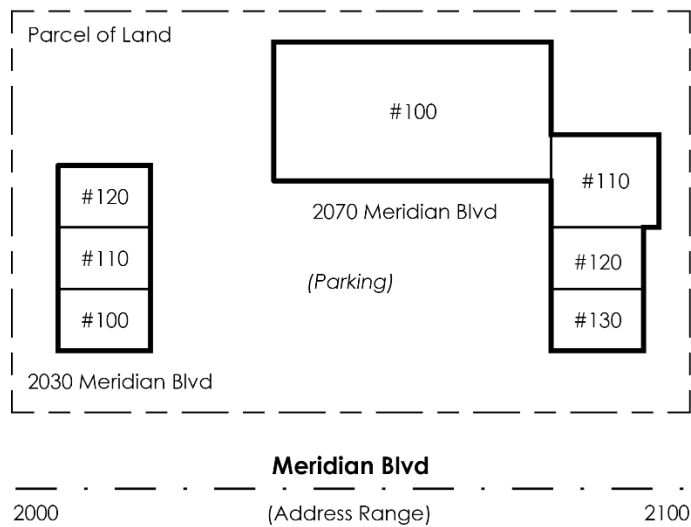
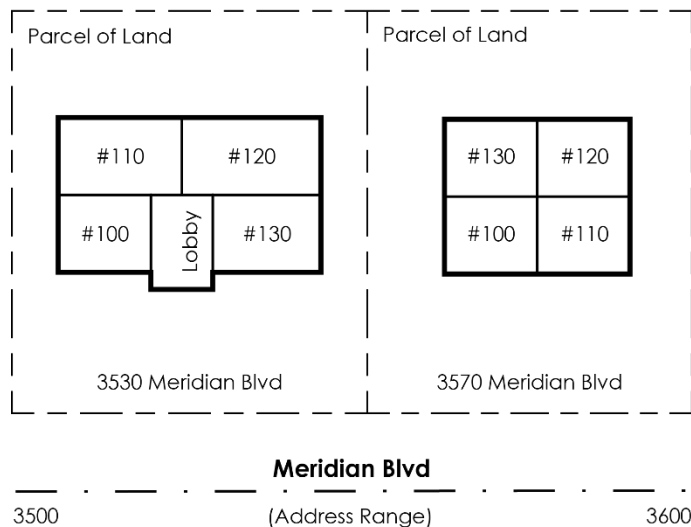


Figure 3. Example of Unit Numbers: Multi-Tenant Commercial Development.



Section 5. That Meridian City Code section 8-2-7(E)(11), shall be amended as follows:

11. ~~Single family dwellings.~~ A single family dwelling Dwellings, primary and accessory. Both primary and accessory dwelling units shall receive an individual address numbers in conformance with the Assessor's Street Name and Address Database, except that an accessory dwelling unit that does not meet all applicable City standards and requirements for such use shall not receive an address.

Section 6. That Meridian City Code section 8-2-7(E)(12)(b), shall be amended as follows:

b. ~~Corner lots (residential).~~ The address shall be assigned to the street on toward which the front door is oriented main entrance of the primary structure fronts.

Section 7. That all City of Meridian ordinances, or parts thereof, that are in conflict with this ordinance are hereby repealed.

Section 8. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this 23rd day of September, 2025.

APPROVED by the Mayor of the City of Meridian, Idaho, this 23rd day of September, 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, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 25 -2098: An ordinance amending Meridian City Code section 8-2-3, regarding the definition of address subdesignation; adding to Meridian City Code section 8-2-3 new definitions of dwelling, accessory, dwelling, primary, and dwelling, multi; directing the codifier to alphabetize the newly updated terms; amending Meridian City Code section 8-2-7(E)(2), regarding addressing multi-dwelling residential developments and multi-tenant commercial developments; amending Meridian City Code section 8-2-7(E)(11), regarding addressing primary and secondary dwellings; amending Meridian City Code section 8-2-7(E)(12)(b), regarding addressing corner lots; repealing conflicting ordinances; and providing an effective date. The full text of this ordinance is available at Meridian City Hall, City Clerk's Office, 33 E. Broadway Avenue, Meridian, Idaho.