

CITY OF MERIDIAN ORDINANCE NO. 25-

BY THE CITY COUNCIL:

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

AN ORDINANCE ADDING A NEW SUBSECTION TO UNIFIED DEVELOPMENT CODE SECTION 11-1-5(B), CONCERNING FENCE MEASUREMENTS; ADDING DEFINITIONS TO UNIFIED DEVELOPMENT CODE SECTION 11-1A-1; AMENDING CERTAIN DEFINITIONS IN UNIFIED DEVELOPMENT CODE SECTION 11-1A-1; AMENDING UNIFIED DEVELOPMENT CODE SECTION [11-1A-2](#), FIGURE 2, REGARDING TYPES OF DWELLING UNITS; AMENDING UNIFIED DEVELOPMENT CODE TABLE 11-2A-4, CONCERNING DIMENSIONAL STANDARDS FOR THE R-2 DISTRICT; REPEALING AND REPLACING UNIFIED DEVELOPMENT CODE SECTION 11-3A-7, CONCERNING FENCES; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-3A-17(D), CONCERNING SIDEWALKS AND PARKWAYS; AMENDING CHAPTER 5, ARTICLE F OF THE UNIFIED DEVELOPMENT CODE, CONCERNING PRIVATE STREET REQUIREMENTS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-18, CONCERNING FLEX SPACE SPECIFIC USE STANDARDS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-21, CONCERNING HOME OCCUPATION ACCESSORY USE SPECIFIC USE STANDARDS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-27(G), CONCERNING MULTI-FAMILY DEVELOPMENT SPECIFIC USE STANDARDS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-4-3-41, CONCERNING VERTICALLY INTEGRATED RESIDENTIAL PROJECT SPECIFIC USE STANDARDS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-5A-6(C), CONCERNING THE NEIGHBORHOOD MEETINGS PUBLIC HEARING PROCESS; AMENDING UNIFIED DEVELOPMENT CODE SECTION 11-5B-6(F)(1), CONCERNING TIME LIMITATIONS AND EXTENSIONS FOR CONDITIONAL USES; LEAVING ALL OTHER PROVISIONS OF THE UNIFIED DEVELOPMENT CODE UNCHANGED; REPEALING CONFLICTING ORDINANCES; 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;

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 a new provision, subsection (8), shall be added to Unified Development Code section 11-1-5(B), to read as follows:

8. A fence shall be measured from the lowest grade at the base of the fence unless otherwise stated in UDC 11-3A-7.

Section 2. That two new definitions shall be added to Unified Development Code section 11-1A-1, to read as follows:

Dwelling, primary. A habitable dwelling unit providing independent living facilities for one (1) "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.

Sidewalk. A facility or easement reserved or intended for use by pedestrians, whether such facility is publicly or privately owned, which is adjacent to or within a public right of way or a private street.

Section 3. That seven definitions shall be modified in Unified Development Code section 11-1A-1, to read as follows:

Dwelling, multi or multifamily. A structure, or portion thereof, that contains three (3) or more primary dwelling units or apartments, where all such units are located on the same property. For the purposes of this title, a multifamily dwelling shall be deemed multifamily development.

Dwelling, ~~secondary~~ accessory. A habitable dwelling unit, either attached or detached from but established in conjunction with on the same property and subordinate to a single-family-primary dwelling unit, ~~constructed on a foundation and connected to municipal services.~~ The term shall include guesthouse, granny flat, tiny house, in-law unit, accessory dwelling unit (ADU), carriage house, secondary dwelling, and garage apartment and caretaker unit.

Dwelling, single-family attached. A structure containing two (2) primary dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate property.

Dwelling, single-family detached. A detached structure that accommodates a single primary dwelling.

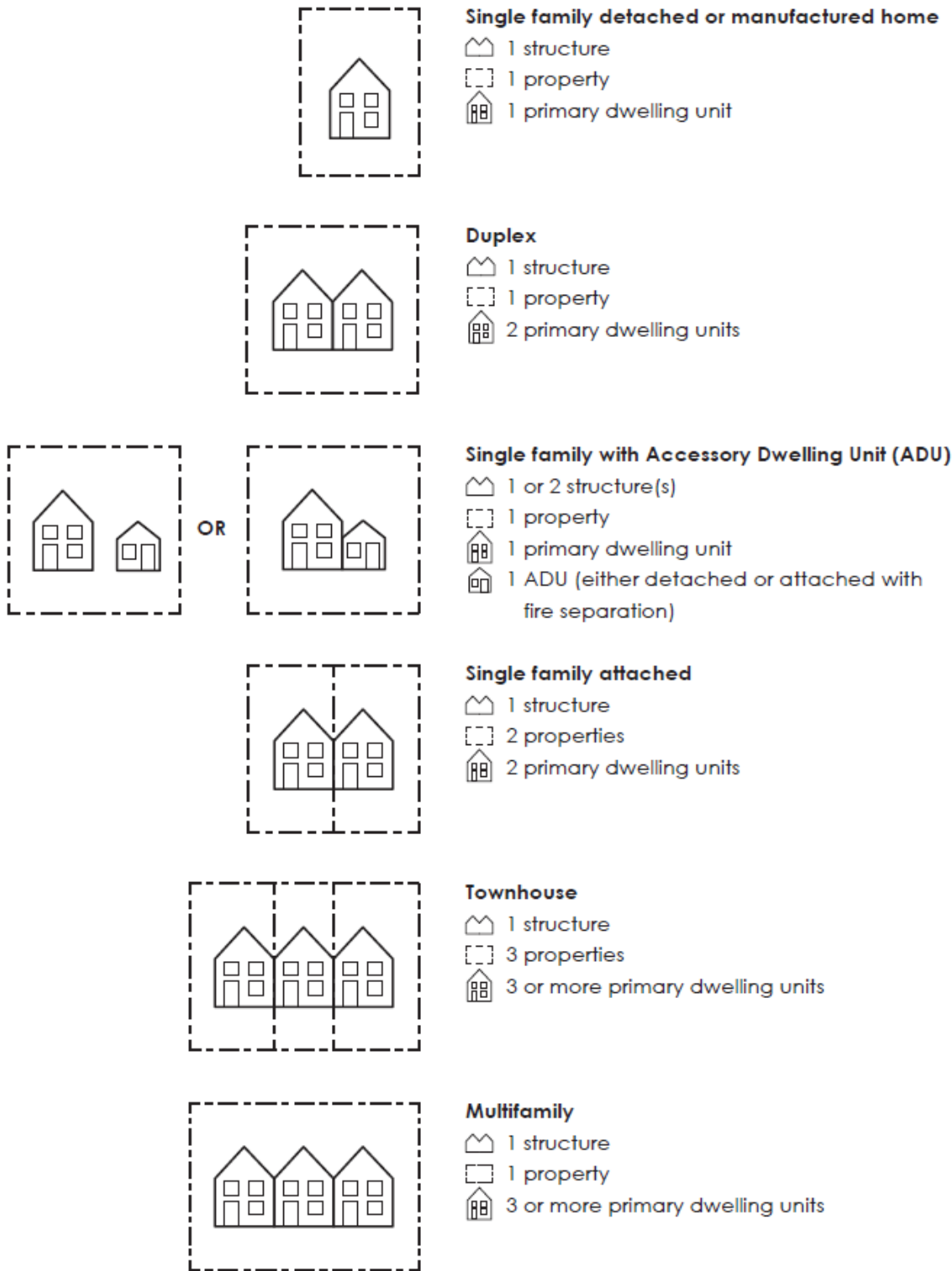
Dwelling, townhouse. A structure containing three (3) or more primary dwelling units attached by common walls where each dwelling unit is located on a separate property.

Dwelling, ~~two-family~~ duplex. A structure containing two (2) primary dwelling units attached by a common wall, where both dwelling units are located on the same property.

Fence. An enclosure, ~~or barrier, wall, trellis, or other design element constructed of wood, masonry, stone, wire, metal or other manufactured materials~~ used to enclose, screen, designate, adorn or separate an outdoor areas. ~~Walls, latticework, and screen are considered fences.~~

Section 4. That Unified Development Code section [11-1A-2](#), figure 2 shall be repealed, and replaced with the following figure:

FIGURE 2
TYPES OF DWELLING UNITS



Section 5. That Unified Development Code Table 11-2A-4 and accompanying footnotes shall be amended as follows:

TABLE 11-2A-4
DIMENSIONAL STANDARDS FOR THE R-2 DISTRICT

R-2 Standard	Requirement
Minimum property size/dwelling unit (in square feet)	12,000
Minimum street frontage (in feet)	80
Rear setback (in feet)	15
Interior side setback ³ (in feet)	7.5/ story
Street setback ¹ (in feet):	
Local	20
Collector	25
Street landscape buffer ² (in feet):	
Collector	20
Arterial	25
Entryway corridor	35
Interstate	50
Maximum building height (in feet)	35

Notes:

¹ Measured from back of sidewalk or property line where there is no adjacent sidewalk. A reduction of the collector street setback shall be granted for homes that front on a collector street when on-street and required off-street parking is provided and garage access is from an alley, common drive or local street. The required twenty-foot landscape buffer easement shall be measured from back of curb and the dwelling setback shall not be less than ten (10) feet from the back of sidewalk along the collector. See Section 11-1A-2, figure 4 of this article.

² A Reduction to the width of the buffer may be requested as set forth in subsection 11-3B-7.C.1.c of this title.

³ An additional setback of 7.5 feet per story is required for multi-story buildings. This requirement does not apply to basements.

Section 6. That Unified Development Code section 11-3A-7 shall be repealed, and replaced with language to read as follows:

11-3A-7. – Fences.

A. Purpose. The purpose of these standards is to regulate fences in order to:

1. Provide safety and security for private property;
2. Enhance the visual appearance of the built environment in the City;
3. Establish an attractive streetscape;
4. Ensure visual compatibility with public and private spaces; and
5. Promote street and neighborhood character.

B. Standards for all districts.

1. No person shall install a fence or allow a fence to be installed without first obtaining a fence permit, except that a fence installed in conjunction with a building permit for a principal use shall not require a separate fence permit.
2. All fences shall be measured from the back edge of the sidewalk. In cases where no sidewalk exists, the measurement shall be taken from the property line.
3. No person shall install, keep, or allow to be installed or kept a fence which includes or incorporates, as any component:
 - a. Electric wire.
 - b. Barbed wire, except in the C-C, C-G, M-E, I-L, and I-H districts when such barbed wire is shown by the property owner to be necessary for securing the property, and the lowest barbed wire is located a minimum of six (6) feet above grade.
 - c. Boxes, sheet metal, tarp, fabric, broken masonry blocks, rotting wood, or damaged, discarded, or unsightly materials.
 - d. Any protruding staple, spike, barb, or element that presents a safety or health hazard.
4. Where screening is required in this title, chain-link fencing with or without slats shall not be used as a screening material.
5. No person shall install, keep, or allow to be installed or kept on his or her property a fence within three feet (3') of, or that otherwise obstructs access to, any utility box, meter, or other infrastructure.
6. No person shall install; keep; extend from his or her property; or allow to be installed, kept, or extended from his or her property; a fence or any portion of a fence which encroaches on a sidewalk.

7. No person shall install; keep; extend from his or her property; or allow to be installed, kept, or extended from his or her property a fence or any portion of a fence which encroaches on the public right-of-way; except under the terms of a valid license agreement from the transportation authority.
8. The property owner shall keep all fences free from advertising and graffiti.
9. The property owner shall maintain in good repair all fences delineating private property and a publicly accessible area. A fence shall be deemed not in good repair if it has missing or broken boards or other components, or if it constitutes a public nuisance or safety hazard.
10. The natural grade of a property shall not be artificially modified to increase fence height, except as allowed in this section and subsection 11-3H-4(D). Fence height must be measured from the existing, unaltered grade at the base of the fence. An exception to this standard is permitted for fences located along designated collector and arterial streets. In such cases, the combined height of any berm and fence shall not exceed eight feet (8'), as measured from the centerline of the adjacent street.
11. For property abutting a pathway or publicly accessible open space (public or private school or public park), the property owner may install a fence only where such fence complies with one of the following standards:
 - a. An open vision or semiprivate fence up to six (6) feet in height.
 - b. A closed vision fence four (4) feet in height or a closed vision fence four feet in height with an additional two feet in height of open vision fencing at the top of the fence, or
 - c. A closed vision fence up to six (6) feet in height, if fully visible from a public street.

See Figure 1 of this section.

12. See subsection 11-3A-6(C)(2) of this article for additional fencing requirements along irrigation ditches, laterals, canals, and/or drains.

C. *Additional standards in the C-N, C-C, C-G, M-E, H-E, I-L, and I-H districts.*

1. The maximum fence height shall not exceed eight (8) feet.
2. All fences adjoining an alley, whether such alley is on the rear or side yard, shall be open vision and be set back a minimum of five (5) feet from the alley (measured from property line).

D. *Additional standards in the R-2, R-4, R-8, R-15, R-40, L-O, O-T, TN-C, and TN-R districts.*

1. The maximum fence height shall not exceed six (6) feet, subject to the provisions set forth in subsections (D)(2) and (D)(3) of this section.
2. The maximum fence height in the required street yard shall be three (3) feet for a closed vision fence and four (4) feet for an open vision fence. See Figure 2 of this section.
3. On corner properties, one of the following shall apply:

- a. Where the sidewalk is attached to the curb, fences located on the street side yard must be set back a minimum of five (5) feet from the back of the sidewalk.
 - b. Where the sidewalk is detached from the curb (i.e., separated by a parkway), the fence must be set back a minimum of two (2) feet from the back of the sidewalk.
4. Decorative panels and trellises adjacent to fences are permitted, provided the following:
 - a. They are not physically connected to or used to extend the height of the fence structure;
 - b. They are used for the purpose of supporting vertical landscaping or decorative features that are not opaque;
 - c. They do not exceed the maximum height allowed for fences; and
 - d. They do not extend more than fifty percent (50%) of the required yard.
5. Where the rear yard of one (1) property adjoins the front yard of another property, the fence along the rear and side yards where they adjoin the adjacent front yard shall be flush or angled at forty-five (45) degrees to provide continuity with the adjoining fence and property line. See Figure 2 of this section.
6. Side yard fences that delineate the boundary of the side yard shall only be allowed in the street yard where the side setback is five (5) feet or greater. For zoning designation with less than a 5-foot setback (R-15 and R-40 zones), no side yard fence shall be allowed in the street yard unless it is specifically approved during the subdivision process.
7. Side yard fences that extend from one (1) building to an adjoining building are allowed where the adjoining houses have use easements on the side yard area. Such fences shall be set back a minimum of two (2) feet behind the enclosed portion of the front of the building adjoining the fence.
8. Side yard fences that extend from one (1) building to an adjoining building that are greater than three (3) feet in height and constructed of wrought iron or similar material shall provide a gate for emergency access to the side yard.
9. The property owner shall comply with the following standards for all fences in the side and rear yards:
 - a. Fences shall not exceed six feet in height in the side and rear setbacks. If there is a grade difference between two sites, such fence must be no higher than six feet above the highest grade within five feet of the common boundary line. See Figure 3 of this section.
 - b. Only one fence shall be allowed in the side setback, including the fence delineating the boundary of the side yard. Only one fence shall be allowed in the rear setback, including the fence delineating the boundary of the rear yard, except as noted in subsection D(4) of this section.
10. All fences within the required rear yard of alley accessed properties shall comply with the fencing standards in accord with subsection 11-3A-7(B)(9). Fences shall be set back a minimum of five (5) feet from the alley (measured from property line).

11. Additional height shall be allowed for arbors, arches and/or other architectural appurtenances that are coterminous with gates and/or other fence openings. Such appurtenances shall not exceed five (5) feet in width and/or eight (8) feet in height.
12. If an owner or applicant desires to obtain an alternative compliance for fence height restriction and grade changes, the procedure shall be in accord with chapter 5, "administration", of this title.

FIGURE 1
FENCE REGULATIONS

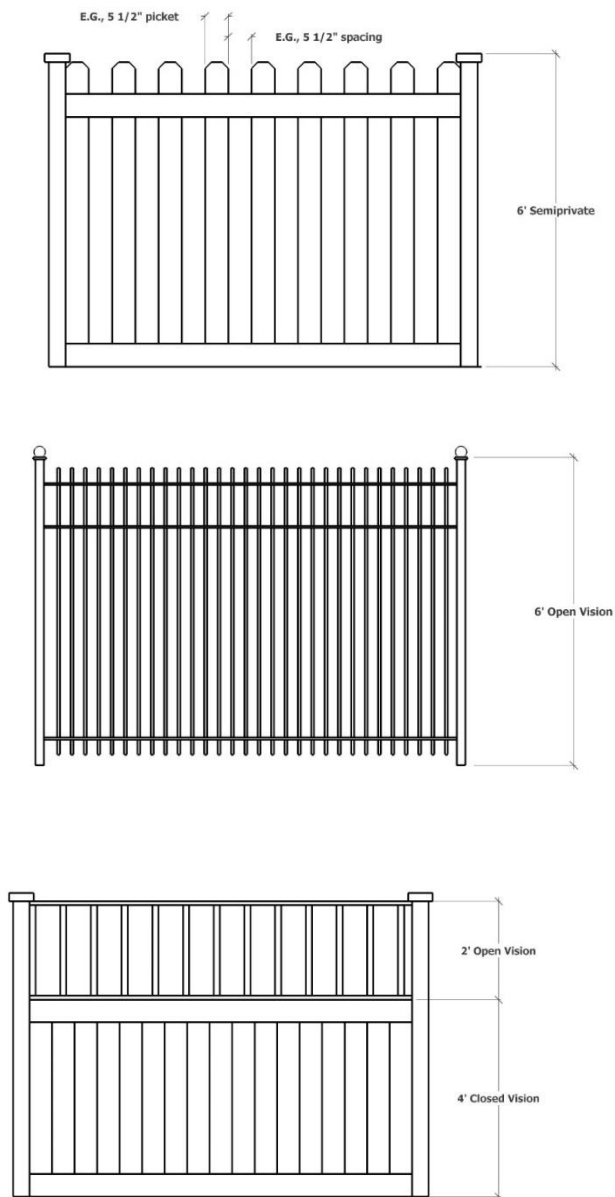


FIGURE 2
FENCE PLACEMENT

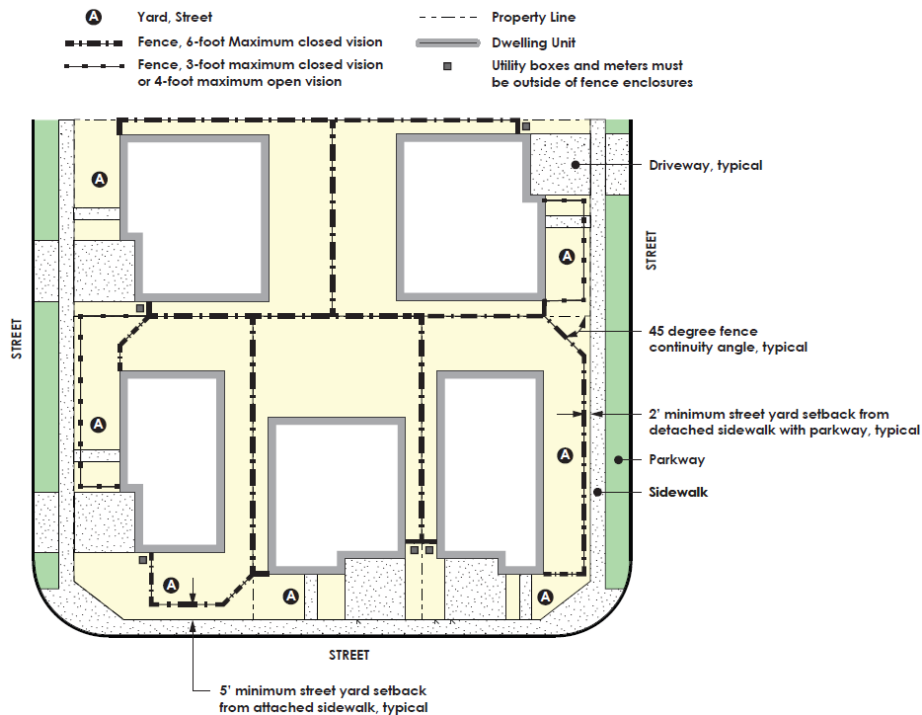
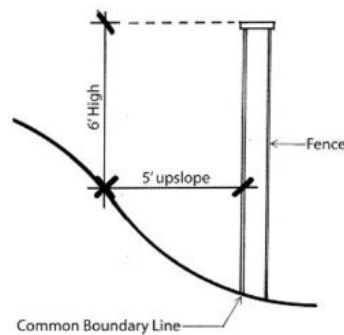


FIGURE 3
FENCE HEIGHT RELATIVE TO GRADE



Section 7. That Unified Development Code section 11-3A-17(D) shall be amended as follows:

D. Sidewalks shall be required on both sides of the public street, except for the following:

1. Where the average width of lots, as measured at the street frontage line or at the building setback line, is over one hundred fifty (150) feet; sidewalks on only one (1) side of the street may be allowed. ~~Sidewalks shall not be required along private streets in residential developments as set forth in article F, "private street requirements," of this chapter, or~~
2. The City Council may modify this standard, upon recommendation from the transportation authority, when strict adherence is not practical.

Section 8. That Chapter 5, Article F of the Unified Development Code shall be amended as follows:

ARTICLE F. – PRIVATE STREET REQUIREMENTS

11-3F-1. Purpose.

The ~~purpose regulations~~ of this article ~~are is to provide better support~~ the City's transportation goals by ensuring safe and adequate circulation within commercial, industrial, ~~mew~~, multi-family developments and gated residential developments by establishing a clear emergency vehicle travel lane and for private street name addressing purposes for properties that do not have internal public roads. Private streets serving single-family, duplex and townhouse developments may be permitted at the discretion of the decision-making body in cases where the project qualifies as an infill or planned unit development, where compliance with public safety and access requirements can be demonstrated. The Fire Marshal may require that a private street be designated within an existing or proposed development where necessary to facilitate emergency response and ensure public safety. ~~It is not the intent to approve private streets for single-family, duplex and/or townhouse developments other than those that create a common mew through the site design or that propose a limited gated residential development. The applicability may be extended where the director or fire marshal determines that private streets will enhance the safety of the development. The fire marshal may require designation of a private street within existing developments where it is in the best interest of the public safety and health to be able to better locate a given property in the event of an emergency.~~

11-3F-2. Applicability.

The provisions of this article shall apply to any existing or proposed properties that do not have frontage on a public street or where frontage is not required. The provisions of this article shall also apply where the director or Fire Marshal determines that private streets or conversion of drive aisles are necessary for wayfinding or public safety considerations.

11-3F-3. Process.

- A. An application and fees, in accord with chapter 5, "administration", of this title, shall be submitted to the director on forms provided by the Planning Department. The application may be reviewed on its own or reviewed as part of a concurrent hearing level application.
- B. Upon ~~tentative approval of the application review and approval~~ by the director subject to any applicable conditions of approval and the regulations of chapter 5, "administration", of this title, the applicant or owner shall have ~~one (1)~~ two (2) years, or as otherwise established as part of a concurrent development application, to complete the following tasks:
 1. Ada County Highway District (ACHD) Compliance:
 - a) Obtain approval from the Ada County Street Name Committee for a private street name(s);
 - ~~2.b) Contact the transportation authority (ACHD) to i~~Install an approved street name sign that complies with the regulations of the Ada County uniform street name ordinance.
 - c) For residential private streets, submit a statement from a registered professional engineer stating that the street complies with the ACHD structural standards and is constructed consistent with the City-approved set of construction plans.

23. Create a perpetual ingress/egress easement or a single platted lot for the private street to all properties served by such private street.
34. The applicant or owner shall provide documentation of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof.
45. Upon completion of the items noted above, the director shall issue a letter stating that the private street has been approved. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

11-3F-4. Standards.

A. Standards for residential private streets. Residential private streets shall only be permitted at the discretion of the decision-making body, subject to the following:

1. Unique or special circumstances exist with respect to the proposed use, design, location, topography, or other features of the development or its surroundings such that private streets will serve to enhance the overall development.
2. The design promotes safe and effective movement of bicycles and pedestrian travel to and through the project by providing sidewalks and/or pathways connections to abutting properties at a minimum of two (2) locations.
3. Adequate guest parking and maneuvering areas are provided for service and emergency vehicles, as determined by the director and Fire Marshal.
4. The private street provides for a connected transportation system and adjacent property will not be landlocked nor have reduced access, by the site layout.
5. The use or alignment of a private street does not interfere with the continuity of public streets.
6. An appropriate mechanism has been established for the repair and maintenance of the private street, including provisions for the funding thereof.
7. The use of private streets does not prohibit access to existing or planned multi-use pathways, as shown in Chapter 3 of the Meridian Pathways Master Plan.
8. Comply with the ACHD structural standards for streets, as shown on design and construction documents prepared and certified by a registered professional engineer.

AB. Design standards.

1. Easement. The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot that provides access to all properties served by such private street. In instances where the subject property is being subdivided, the preference is that the private street be a lot within such subdivision.
2. Connection point. The private street shall connect to a local or collector street. ~~The private Private street shall not connection~~ to an arterial street is prohibited, unless otherwise allowed by the decision-making body as part of a concurrent hearing level application. Where the point of connection of the private street is to a public street, the private street connection shall be approved by the transportation authority.

3. *Emergency vehicle.* The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Fire Marshal.
4. *Gates.* Gates or other obstacles (if applicable) shall may be allowed subject to the following standards:
 - a. The proposed development shall be for residential uses.
 - b. The proposed development shall have no more than one hundred (100) dwelling units. A greater number of dwelling units may be approved with a planned unit development. ~~One (1) gated entry shall be provided for every fifty (50) dwelling units.~~
 - c. The proposed gate(s) do not prohibit pedestrian and bicycle access to and through the development. The proposed development shall not restrict pedestrian and bicycle access along the private street. The proposed development shall provide unrestricted access to pedestrians and bicycles at a minimum of two (2) additional points within the proposed development.
 - ~~d. The proposed development shall not restrict access to existing or planned multiuse pathways as shown in Chapter 3 of the Meridian Pathways Master Plan.~~
 - de. The applicant shall provide access to the gate for emergency vehicles as determined and approved by the ~~Meridian Fire Marshal Department~~ and Public Works Department.
 - ef. To allow sufficient vehicle stacking and turn-around distance, the gate shall be located a minimum of fifty (50) feet back from the ultimate edge of right-of-way to the connecting public street and include a dedicated paved vehicle turnaround area.
5. *Cul-de-sac.* No private street that ends in a cul-de-sac or a dead end shall be longer than five hundred (500) feet.
6. *Common driveways.* No common driveways shall be allowed off of a private street unless the street section allows for parking on at least one side of the street or the development has designated adequate guest parking dispersed throughout, as determined by the director.
7. *Street network.* The overall street network within the surrounding area shall allow for properties to connect at regular intervals in order to promote connected neighborhoods and traffic flow within the mile section.

BC. Construction standards.

1. ~~*Drive aisle-Commercial.*~~ For proposed commercial private streets and the conversion of an existing commercial drive aisle facility to a private street at the direction of the Fire Marshal, the following shall apply:
 - a. All drive aisles shall be posted as fire lanes with no parking allowed.
 - b. If a curb exists next to the drive aisle, it shall be painted red.
 - c. For proposed commercial private streets, sidewalk shall be provided on at least one side of the private street, except when converting an existing drive aisle.

- d. When converting an existing drive aisle, a written statement from a certified engineer must be submitted stating the existing drive aisle can support emergency fire apparatus.

2. *For all other private streets.*

- a. *Roadway and storm drainage.* The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the City of Meridian based on plans submitted by a certified engineer.
- b. *Street width.* The private street ~~shall be constructed within an easement and~~ shall have a minimum travel lane width of twenty-four (24) feet or twenty-six (26) feet as determined by the Fire Marshal relative to the height and size of the proposed structures that adjoin the private street.
- c. *Sidewalks.* ~~For private streets serving dwellings, a~~ A five-foot (5') wide attached sidewalk or four-foot (4') wide detached sidewalk shall be provided on one (1) side of the street in commercial districts both sides of the private street. This requirement may be ~~waived~~ modified by the decision-making body if the applicant can demonstrate that an alternative, similar pedestrian path exists.
- d. *Fire lanes.* All drive aisles shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red, unless parking is allowed on one or both sides.

3. *Alternative compliance.* Upon recommendation of the City Engineer and Fire Marshal, the Director may approve, or recommend approval of alternative design or construction standards when the applicant can demonstrate that the proposed overall design meets or exceeds the intent of the required standards of this Article and ~~shall is not be detrimental to the public health,~~ safety, and welfare.

4. *Nonconforming private streets.* Existing private streets that are not consistent with the standards as set forth in this Section shall be deemed a nonconforming use. Applicants seeking to add additional lots and/or development accessing such private streets shall seek conditional use approval as set forth in subsection 11-1B-4.A.2 of this Title or improve the full length of the private street to meet the design and construction standards as set forth in this section.

11-3F-5. Required findings.

In order to approve ~~the application~~ a private street, the ~~Director~~ decision-making body shall find the following:

- A. The design of the private street meets the requirements of this Article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity;
- C. The use and location of the private street shall not conflict with the Comprehensive Plan and/or the Regional Transportation Plan; and
- D. The proposed residential development (if applicable) is ~~a new or a gated development community,~~ promotes infill, or is a planned unit development.

Section 9. That Unified Development Code section 11-4-3-18 shall 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.
- 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.
- 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.
- D. Retail use shall not exceed twenty-five (25) 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 10. That Unified Development Code section 11-4-3-21 shall be amended as follows:

11-4-3-21. - Home occupation accessory use.

In addition to the noticing requirements set forth in subsection 11-2A-2A of this title, the following standards apply to all home occupation accessory uses with the exception that strict adherence to the standards contained in subsections (E), (F), (G) and (H) of this section in the TN-C and TN-R districts is not required.

- A. The home occupation accessory use shall only be allowed as an incidental, secondary use to an allowed residential use. The operator of the home occupation accessory use shall be responsible for obtaining an accessory use permit, as well as any and all other applicable licenses, permits, or inspections, prior to operating the home occupation accessory use. Where a home occupation accessory use includes the provision of lessons or instruction to a group of seven (7) or more students at one time, prior to submittal of an application for an accessory use permit, the applicant shall hold a neighborhood meeting in accord with subsection 11-5A-4B of this title.
- B. Allowed home occupation accessory uses include, but are not limited to:
 - 1. Personal and professional services.
 - 2. Direct sales.
 - 3. Artisan craft production or instruction.
 - 4. Art, dance, music, or other lessons/instruction.
 - 5. Any other similar use, as determined by the Director.
 - 6. Outdoor swim lessons for six (6) or fewer students.

- C. Prohibited home occupation accessory uses include, but are not limited to:
1. Vehicle repair.
 2. Vehicle rental.
 3. Vehicle washing.
 4. Equipment repair.
 5. Equipment rental.
 6. Retail sales, except:
 - a. The sale of services or items produced or fabricated on the premises as a result of the home occupation accessory use;
 - b. The sale of products secondarily related to the personal service aspect of the home occupation accessory use; or
 - c. The sale of products sold online that are delivered to customers by mail.
 7. Any other use prohibited by this title or in violation of the purpose statement of this Code, as determined by the Director.
- D. In no way shall the home occupation accessory use emit lighting, noise, fumes, smoke, dust, odors, vibrations, or electrical interference that can be observed outside the dwelling. A sign may be displayed at the dwelling for advertising the home occupation accessory use in accord with the standards set forth in subsection 11-3D-8.B of this title.
- E. The home occupation accessory use shall be conducted entirely in the dwelling, and not more than ten (10) percent of the overall area of said dwelling shall be used for a home occupation accessory use or for storing goods associated with the home occupation accessory use. An attached garage shall be included in the calculation of the area of the dwelling for this purpose. Home occupations for outdoor swim lessons are exempt from this standard.
- F. No activity connected to the home occupation accessory use or any storage of goods, materials, or products connected with a home occupation accessory use shall be allowed in any detached garage or detached accessory structure.
- G. The home occupation accessory use shall not have more than two (2) outgoing pick-ups per day from a common carrier.
- H. The home occupation accessory use shall be conducted by the inhabitants of the dwelling, and no more than one (1) nonresident employee shall be permitted at any time.
- I. The home occupation accessory use shall not serve as a headquarters or main office where employees come to the site and are dispatched to other locations.
- J. Off street parking shall be provided as set forth in section 11-3C-6 of this title, in addition to the required off street parking for the dwelling.
- K. All visits by clients, customers, and/or employees shall occur between the hours of 8:00 a.m. and 8:00 p.m.

L. Home occupations for outdoor swim lessons shall conduct swim lesson activities only between May 1st and September 30th.

Section 11. That Unified Development Code section 11-4-3-27(G) shall be amended as follows:

G. *Police access under exigent circumstances.* Multi-family ~~buildings developments~~ with units that take access via secured common corridors shall install and maintain at least one functioning pin-based access control ~~a keyless-entry system, integrated with the building's electrical and entry system, for each side of the building that contains a residential ingress, or suitable alternative,~~ to provide police access to the common corridors under exigent circumstances. The pin-based access control ~~keyless entry-system or alternative~~ shall be subject to review and approval by the Meridian Police Department.

Section 12. That a new section, Unified Development Code section 11-4-3-41(H), shall be added, to read as follows:

H. *Police access under exigent circumstances.* Vertically integrated residential buildings that provide access to the units via secured common corridors shall install and maintain at least one functioning, pin-based access control system, integrated with the building's electrical and entry system, for each side of the building that contains a residential ingress. This provision provides police access to the common corridors under exigent circumstances. The pin-based access control entry system shall be subject to review and approval by the Meridian Police Department.

Section 13. That Unified Development Code section 11-5A-6(C) shall be amended as follows:

C. *Neighborhood meetings.*

1. Applicants for applications requiring a public hearing are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application, except a neighborhood meeting is not required for city council review, a vacation, and/or short plat.
2. Notice of the neighborhood meeting shall be provided to all property owners of record within five hundred (500) feet of the exterior boundary of the application property. Notice of the meeting shall be either hand delivered or mailed to the recipients.
3. Notice of the meeting shall be provided at least five (5) days prior to the meeting. The meeting shall be held not more than three (3) months or less than ten (10) days prior to the submittal of an application.
4. Neighborhood meetings shall be held Monday through Thursday (excluding holidays), and start between 6:00 p.m. and 8:00 p.m.
5. Location of the meeting must be within five (5) miles of the project site, ~~or at Meridian City Hall,~~ or virtually through a publicly accessible online platform allowing live participation.

Section 14. That Unified Development Code section 11-5B-6(F)(1) shall be amended as follows:

F. Time limitations and extensions.

1. A conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the city. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, ~~and~~ acquire building permits, and commence construction of permanent footings, install underground city utilities, or record a final plat ~~or structures on or in the ground.~~

Section 15. That all other provisions of the Unified Development Code shall remain unchanged.

Section 16. That all City of Meridian ordinances, or parts thereof, that are in conflict with this ordinance are hereby repealed.

Section 17. 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 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-

An ordinance adding a new subsection to Unified Development Code section 11-5-5, concerning fence measurements; adding definitions to Unified Development Code section 11-1A-1; amending certain definitions in Unified Development Code section 11-1A-1; **amending Unified Development Code section [11-1A-2](#), Figure 2, regarding types of dwelling units**; amending Unified Development Code Table 11-2A-4, concerning dimensional standards for the R-2 district; repealing and replacing Unified Development Code section 11-3A-7, concerning fences; amending Unified Development Code section 11-3A-17(D), concerning sidewalks and parkways; amending Chapter 5, Article F of the Unified Development Code, concerning private street requirements; amending Unified Development Code section 11-4-3-18, concerning flex space specific use standards; amending Unified Development Code section 11-4-3-21, concerning home occupation accessory use specific use standards; amending Unified Development Code section 11-4-3-27(G), concerning multi-family development specific use standards; amending Unified Development Code section 11-4-3-41, concerning vertically integrated residential project specific use standards; amending Unified Development Code section 11-5A-6(C), concerning the neighborhood meetings public hearing process; amending Unified Development Code section 11-5B-6(F)(1), concerning time limitations and extensions for conditional uses; leaving all other provisions of the Unified Development Code unchanged; repealing conflicting ordinances, 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.