

CITY OF MERIDIAN ORDINANCE NO. 23-2020

BY THE CITY COUNCIL:

BORTON, CAVENER, HOAGLUN,
OVERTON, PERREAULT, STRADER

An Ordinance Amending Meridian City Code Section 8-2-3 To Add A Definition Of “Suite”; Amending Meridian City Code Section 8-2-7(E), Regarding Street Address Numbering Standards; Amending Meridian City Code Section 8-2-8, Regarding Street Name Signs And Posting Address Numbers; Amending Meridian City Code Section 8-2-11(A)(2), Regarding Variance Findings; Repealing Conflicting Ordinances; And Providing An Effective Date.

WHEREAS, updates to the City of Meridian’s Uniform Street Name and Address Number Code are necessary for clarity, specifically provisions relating to addressing multifamily and multi-tenant developments; and

WHEREAS, the following amendments of City Code will serve the safety and welfare of Meridian residents, businesses, and public safety personnel;

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

Section 1. That Meridian City Code section 8-2-3 shall be amended by the addition of a definition to read as follows:

Suite: A room or rooms within a multi-tenant building; separated from the remainder of the building by walls; with a separate public entrance, either from the exterior of the shared building, or through a shared lobby, atrium, or hallway.

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

E. Address numbers; guidelines. The following guidelines shall be used by the department to assign address numbers:

1. *Limitation.* Only one (1) address number shall be assigned to each residence, dwelling, structure, ~~business, industry~~ commercial building, or other property.

2. ~~Apartment buildings, office buildings, condominiums, duplexes, and townhouses.~~ Multifamily residential developments and multi-tenant commercial developments.

a. Multifamily buildings with separate addresses in common development. When individual ~~structures~~ buildings within a common ~~complex~~ multifamily development are designated with assigned separate addresses, individual unit numbers shall be assigned to each dwelling unit, with ~~so there is~~ no duplication of unit designations within a 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.

~~a. Building identifiers.~~ b. Multifamily buildings with single address in common development. When ~~complexes~~ 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 in accordance with this section.~~ 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).

~~b. Multi-tenant commercial building.~~ When multi-tenants are colocated in a commercial building, there shall be a single address assigned. Suite numbers shall be assigned to each tenant space in accordance with this section.

c. Multi-tenant commercial building. The City shall assign a single address to each commercial building, in accordance with this section. The City shall assign a suite number to each suite within a commercial building. In the absence of suites, the City shall not assign suite numbers, even if multiple tenants are co-located in a single building.

~~c. Strip commercial buildings.~~ Strip commercial buildings shall be assigned one (1) address number. Unit numbers shall then be assigned in accordance with this section.

Section 3. That Meridian City Code section 8-2-8 shall be amended as follows:

A. *Street name signs.* All street name signs shall be installed and maintained in conformance with ACHD standards and the "Manual on Uniform Traffic Control Devices" (MUTCD). ~~1. Private streets.~~ Installation and maintenance of street signs for private streets is shall be the responsibility of the applicant or property owner; the department may require additional directional address mapping signs for private streets for public safety.

B. *Posting address numbers.* ~~The~~ Prior to occupancy of any structure, the owner of each such structure shall post the assigned address number on such structure in such a manner that ~~it~~ the number is clearly visible from the street. Additionally, prior to occupancy, the owner of an alley-loaded residence shall post the address number of such residence in such a manner that the number is clearly visible from both the street and from the alley. Address Posted address numbers shall comply in all respects with premises identification requirements set forth in both the International Fire Code and Building Code as adopted and/or amended by the City of Meridian. ~~Address numbers must be posted prior to occupancy.~~

C. Multi-tenant properties. Prior to occupancy, the owner of a multi-family residence or multi-tenant commercial complex shall post wayfinding signs as required by the department or fire marshal. The owner shall ensure that such signs remain visible, legible, and in good repair.

Section 4. That Meridian City Code section 8-2-11(A)(2) shall be amended as follows:

2. *Variance; findings.* A request for variance may be granted upon a finding by the Commission that all of the following conditions have been met.

a. That the need for the requested variance is not the result of actions of the property owner, prior owner, or any person, firm, or corporation representing the property owner (~~self-created~~).

~~b. That the requested variance will not grant a right or special privilege to the property owner that is not otherwise allowed under this chapter.~~

~~b. e.~~ That granting the requested variance will not adversely affect the addressing of future development or the rights of adjacent properties or buildings ~~property owners or residents.~~

~~c. d.~~ That the variance requested will not adversely affect the health, safety, and welfare of the community, including the accurate dispatch of emergency vehicles or delivery of emergency services.

~~d. e.~~ ~~That As to a variance from a street naming decision, that the requested variance for a requested variance of a proposed new street name decision; the variance requested will comply with street name standards set forth in this chapter if applicable.~~

~~e. f.~~ ~~For commercial property, in addition to the other listed findings required by this section, the following must also be true: As to a variance from an addressing reassignment or street renaming decision, as applied to a commercial property, that:~~

~~(1) That signage~~ Signage exists on the building or street to which the existing address is attached and such signage will remain indefinitely as a condition of approval of the variance;

~~(2) That the~~ The primary structure on the property will have continued frontage and be clearly visible from the street to which its existing address is attached; and

~~(3) That potential impact of future~~ Future development will not adversely affect the primary structure's visibility from the street to which its existing address is attached.

~~(4) That the size of the primary structure attached to the existing address exceeds fifty thousand (50,000) square feet which is the minimum square footage to be considered for a variance.~~

~~f. g.~~ That the strict application of the requirements of this chapter ~~of which~~ from which the variance is requested will constitute extraordinary hardship upon the property owner, as follows: (1) Extraordinary hardship; findings. An As to a variance from an addressing reassignment or street renaming decision, an extraordinary hardship may be found only where two (2) or more of the following circumstances exist.

- (1) ~~(A)~~ That the property's address has been in common use for twenty (20) years or longer.
- (2) ~~(B)~~ That the existing address number runs consecutively in the same direction and in parity as indicated on the Assessor's Street Name and Address Database.
- (3) ~~(C)~~ That multiple tenants would be required to change their address along with the primary user.
- (4) ~~(D)~~ That the existing address number can be administered and maintained for future development.
- (5) ~~(E)~~ That not assigning a proposed new street name would have substantial negative monetary impact to the property owner.

Section 5. That all City of Meridian ordinances, or parts thereof, that are in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall be effective immediately upon its passage and publication.

PASSED by the City Council of the City of Meridian, Idaho, this 6th day of June, 2023.

APPROVED by the Mayor of the City of Meridian, Idaho this 6th day of June, 2023.

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. 23-2020

An ordinance amending Meridian City Code section 8-2-3 to add a definition of “suite”; amending Meridian City Code section 8-2-7(E), regarding street address numbering standards; amending Meridian City Code section 8-2-8, regarding street name signs and posting address numbers; amending Meridian City Code section 8-2-11(A)(2), regarding variance findings; 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.